Expiry:20/8

Development Management - Delegated Officer Report

Application Number: AWDM/0819/24 Recommendation – Grant

Site: 12 Southview Close, Shoreham

Proposal: Proposed hip to gable roof extension, rear dormer, windows in new gable on south elevation, and external alterations to ground floor windows.

Date of site visit: 7/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the west side of Southview Close a cul de sac in the established residential area of north Shoreham.

The bungalow has a hipped roof and is unextended. It has a ramp up to the front door in the side wall and at the rear into the garden.

It is not in a conservation area and is not listed.

Permission is sought to gable the roof and to add a large rear dormer. Side gable windows are also proposed. It is proposed to convert the front two ground floor rooms into a bedroom with en-suite to meet the needs of a family member. Therefore, it is proposed to reduce the size of the frontage windows.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Expiry:20/8

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

The proposed extensions will not cause any significant harm to neighbour amenity.

The proposed side gable windows are to a landing and to a bathroom. The applicant is happy to accept a condition limiting the openings to 1.7 m above floor level and obscure glazing to avoid overlooking.

Visual amenity

Both neighbours have raised their gables and added rear dormers as have others in the street. The roof extensions are proposed in matching tile hanging. They will not be harmful to visual amenity.

Windows in the existing front elevation are to be reduced in size to meet the needs of a family member. This in itself does not need planning permission. The reduction in size will not result in significant harm to character or visual amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Gable windows obscure, openable 1.7m off finished floor level.

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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Case Officer:	MOK	Date: 7/8/24
Authorised by:	Peter Barnett	Date: 7 August 2024