Development Management – Delegated Officer Report

Application Number: AWDM/1571/24 Recommendation: APPROVE

Site: 35 Fairfield Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed Hip to Gable Extension, with Front and Rear Dormers, Single Storey Rear extension, and new Porch to the Front Elevation.

Date of Site Visit: 21st January 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar dwellings. The bungalow has a hipped roof and is of brick and tile construction, there is a low level wall to the front with hardstanding.

Consent is sought to add a hip to gable extension to the roof with front and rear flat roof dormers, single storey flat roof extension and front gabled roof porch. Amended plans have been submitted to show the single storey rear extension reduced to 3 metres in depth (4 metres was originally submitted.) The front dormer has also been reduced in scale and lowered within the roof slope.

Representations: - 1 representation received from the owner/occupier of no. 37 Fairfield Close. Objection to the proposal received in relation to the original plans. The length and height of the rear extension will significantly reduce the amount of natural sunlight to our rear rooms and patio area. It would also hinder us from making improvements to our own property, as we had considered a conservatory but the loss of sunlight would not permit that.

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 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The hip to gable extension will be clearly visible within the street scene. There are many other examples of hip to gable extensions within the street and dormers to the front and rear create a varied character here. There are also examples of different materials, such as cladding and different window colours and the use of render, again creating variation within the street scene.

The front dormer will be a prominent feature, clearly visible. An amended drawing has been submitted to show the dormer reduced in scale and lowered in the roof slope. As amended it is not considered to be out of keeping in this case. The design with cedral cladding will give a contemporary appearance and finish whilst respecting the existing character. There is a similar scale dormer at no. 12 Fairfield Close which has been completed, permitted under AWDM/1273/23. Similarly the rear dormer is large however it is set in front the side walls and matches many other rear dormers within the locality. It has also been reduced from its original submission.

The single storey rear extension has been reduced in depth following advice from the planning officer. The amended plans show an extension 3 metres in depth, this element of the proposals now falls under permitted development and therefore would not require planning permission. There are many other examples nearby of similar extensions.

The front porch is modest in scale with a gabled roof. There are other examples of porch additions visible within the street scene, flat roof additions. Many of the front doors are recessed. The variation in bungalow styles with front hipped roof projections also adds to the variation. It is not considered that the addition of this porch would be harmful in this case in relation to the character and appearance of the existing street scene.

Residential amenity

The main properties to be affected are those either side of the site. The hip to gable will be seen from those opposite however there will be no adverse impact in this case.

The front dormer will overlook the highway and properties opposite this will have no greater impact than the existing windows which face onto public space. The rear dormer faces towards the dwellings to the rear. The distance between the proposed dormer windows and the existing dwellings is in excess of 22 metres therefore there

would be no justification to refuse the application in terms of overlooking and loss of privacy. It should also be noted that a dormer of some form could be constructed here under permitted development.

As stated above the single storey rear extension has been reduced in depth to 3 metres and now constitutes permitted development. There are no side windows proposed therefore no loss of privacy will occur. There is an objection to this from the adjacent occupier due to loss of light and overbearing impact, however there would be no ground to refuse the application as a result of the impact of this rear extension upon the adjacent amenities. In the light of it both being permitted development and in line with Development Management Standards.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans.
4. No additional windows on the west or east elevation of the single storey extension or side gable. The window serving the staircase should be obscurely glazed and non opening.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 11th February 2025

Authorised by: Peter Barnett Date: 12 February 2025