Development Management - Delegated Officer Report

Application Number: AWDM/1216/19 Recommendation – APPROVE

Site: 1 Holmbush Close, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing side extension (south) and greenhouse (north) and construction of pitched roof side extension to south elevation and pitched roof porch to east elevation, front dormer and roof lights and rear dormer.

Date of site visit: 9.09.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a bungalow on the corner of Holmbush Close and Hawkins Crescent. It is well screened in the corner to the south and east by mature trees. The Holmbush Centre is at a lower level to the rear, west of the site.

Consent is sought to replace the side lean to extension with a utility room, a tiled, gable extension to match in with the existing roof design. A front porch is proposed also with a tiled gable roof. A loft conversion is also proposed with a flat roof dormer to the front with velux windows and a large flat roof rear dormer. Two bedrooms and a bathroom are shown in the roof space. Amended plans have been sought to reduce the scale of the rear dormer which as shown does dominate the roof slope. The applicant has only reduced the width by 0.3 metres.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The front porch and front dormer and velux will be visible within the street scene. Due to the position of the bungalow and screening to the front, the side extension will not be visible. These additions are modest in scale, in keeping in design with the existing bungalow. The rear dormer is a large box with a flat roof high in the roof slope. There was concern that this dormer was overly large and dominated the roof slope. A small reduction has been made, although further reductions would have been preferable. On balance, however, because the dormer is to the rear and is well screened from the street, a refusal is not considered to be justified in this case. Materials proposed will match existing.

The rear dormer may be visible from the Holmbush Centre. However, that land is at a lower level and only distant views will be possible. On balance, the visual impact is not considered to be sufficiently harmful to warrant refusal.

Residential amenity

No 2 Holmbush close is adjacent to the north of the site. There is space between the properties with the adjacent garages and the proposed extensions will not result in any overlooking in this case. The side extension and front porch are screened from the neighbouring property by the existing bungalow. The side of the rear dormer will be visible however there will be no adverse impact. To the south and west of the site is the Holmbush Centre which is at a lower level than the application site and which contains no residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 23rd September 2019

Authorised by: Peter Barnett Date: 24 September 2019