Development Management - Delegated Officer Report

Application Number: AWDM/1336/13 Recommendation – Approve

Site: 28 Woodards View, Shoreham-By-Sea, West Sussex BN43 5LH

Proposal: Application for new Planning Permission to replace extant Planning Permission ADC/0332/10 for loft conversion (providing additional bedroom and ensuite with 4 rooflights) and canopy above east side front door (amendment to permission ADC/0325/09)

Date of site visit: 26 November 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site was originally a detached bungalow set back from the road with a front driveway and a flat roofed garage attached to the west side. Permission was granted in October 2009 to convert the bungalow to a house with a single storey side extension to the rear of the existing flat roof garage, (ADC/0325/09.) This consent has been implemented.

The site is located within a road which apart from blocks of flats at the west end comprises detached dwellings. These vary in scale and design, including two storey houses, chalet bungalows and bungalows. Many properties have been altered, dormers being a common feature, and there are a mixture of hipped and gabled roof designs and brick and rendered finishes.

Following consent being granted to convert the bungalow to a house and this work being undertaken permission was then sought to convert the loft of the dwelling house to provide an additional bedroom and ensuite. 4 roof lights are proposed one on each roof slope to serve the rooms in the roof. Also proposed is a flat roof canopy to the east side of the dwelling house above the front door. Permission was granted under reference ADC/0332/10 and this application seeks to renew that unimplemented permission.

Relevant site history

As above.

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 four proposed roof lights and porch canopy are not considered to have any significant adverse impact on the residential amenities of the occupiers of the surrounding dwellings that would warrant a refusal in this case. The front, rear and east facing roof lights all serve the bedroom and will not result in any overlooking or loss of privacy (No. 30 has a blank side wall). The west facing rooflight which serves the ensuite faces no. 26 Woodards View. Details have been submitted to show that the window will be obscurely glazed and will open on a central pivot. It is considered that provided a condition is attached to ensure that the lowest point of the window is a minimum of 1.7 metres above internal floor level then there will be no overlooking to the west towards the adjacent bedroom window at no. 26.

Visual Amenity

The proposed rooflights and porch canopy are considered to be acceptable and will not be detrimental to the street scene. There are various styles of properties within Woodards View. The proposed alterations are in keeping with the existing character of the dwelling as permitted under ADC/0325/09.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
3. West facing rooflight to be obscured and 1.7m above floor level
3. Approved plans

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.

Case Officer: Peter Barnett Date: 4 December 2013

Authorised by: Gary Peck Date: 4 December 2013