Development Management - Delegated Officer Report

Application Number: AWDM/1123/13 Recommendation – Approve

Site: **20 Park Road, Shoreham-By-Sea, West Sussex BN43 6PF**

Proposal: **Hip to gable loft conversion with front and rear dormers**

Date of site visit: 23 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip roofed bungalow on the north side of Park Road. The attached neighbour has extended the roof to form a barn hip with front and rear flat-roofed dormers. This application is proposing to extend in the same manner. The rear dormer will extend across the full width of the extended roof and will contain two pairs of doors with Juliet balconies, with 1.1m high railings to prevent access on to the existing flat roofed ground floor extension.

A side window is proposed in the new gable end which will be obscure glazed. At the front the proposed dormer will largely match the size and position of the dormer on the adjoining property, being located adjacent to the central chimney stack and measuring 3m wide, 2.5m high and 3m deep.

Relevant site history

None relevant

Consultations

None

Representations

1 letter of support 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 against the NPPF (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.

Visual amenity

The extension will match that on the adjacent dwelling and will not appear out of character in a street that contains a large number of front dormers and roof extensions of this style.

Residential amenity

The rear dormers will not result in any harmful overlooking or loss of amenity. The side window is to be controlled by condition to be obscure glazed and non-opening below 1.7m.

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
2. Materials to match existing dwelling
3. Side window obscure glazed and non opening below 1.7m
4. Approved plans

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.

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

Case Officer: Peter Barnett Date: 14 October 2013

Authorised by: Gary Peck Date: 14 October 2013