Development Management - Delegated Officer Report

Application Number: AWDM/1929/21 Recommendation – REFUSE

Site: 11 Longshore Drive, Shoreham-By-Sea, West Sussex

Proposal: Two flat roof dormers to side roofslope with front and side rooflights and front second floor window.

Date of site visit: 23rd November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within the recent redevelopment of the former Southlands Hospital site. The road runs along the side of the property and it faces north onto a green space, parking is also in front of the property.

Permission was originally sought to add a full gable to the side hipped roof adjacent to the highway, with front and rear windows. Officer's considered that this form of development would be overly bulky and prominent in this location and out of keeping with the existing development within this estate. Where there is second floor development this is in the form of modest flat roof dormers which are uniform in scale and appearance. It was advised that dormers could be supported however these would need to be smaller in scale matching those opposite and also obscurely glazed to avoid any overlooking to the adjacent dormers across the road.

Amended plans have been received to show dormers to the side elevation, these are not shown as obscurely glazed on the plans however the applicant's agent has advised that they will be and a condition could be attached to ensure this is the case. Roof lights are also proposed and a window to the front at second floor.

It should be noted that there are no permitted development rights for these properties, Condition 21 of the planning consent for the development AWDM/1340/14 removes permitted development rights for future extensions and alterations.

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 (July 2021)

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 and Residential Amenity

The proposed dormers are an improvement on the originally submitted side gable extension. However the dormers as designed are overly large and sit awkwardly on the roof slope, out of alignment with the ground and first floor side windows. This side elevation is in close proximity to the properties on the other side of the road with existing, original dormers and this mismatch in appearance and scale will give rise to an unsympathetic development which will be harmful to the character and appearance of the street scene. It would also set a precedent for similar development which would further degrade the quality of the built environment. The applicant's agent was advised that the dormers could be acceptable in principle however they would need to be reduced in scale further and repositioned to mimic those opposite. The agent advised that the current amendments should be determined.

Although the amended plans show the side dormers to be clearly glazed the applicant's agent has advised that they would accept a condition to ensure that these are obscure glazed to overcome any reason for refusal in terms of amenity as the proposed windows would overlook the existing dormers to the west. There would be no loss of light or overbearing impact as a result of the proposed development.

The applicant's agent has made reference to a recent approval at no. 9 Longshore Drive to the north east of the site on the other side of the green, AWDM/1937/21. Two dormers have been permitted here facing the green. It is not considered that this approved development sets a precedent for the development in this case. The dormers at No. 9 face onto the green space and not the highway and therefore are less prominent. They are also on the front roof slope not the side, therefore they are more consistent with the adjacent development. The dormers proposed in that case are also more modest in scale and positioned sympathetically in relation to the roof slope and the existing windows.

Recommendation

REFUSE

1. The proposed dormers are unacceptable in that they do not relate sympathetically in design, form, spacing and scale with the existing character of the locality and would be detrimental to the environment, therefore conflicting with Policy 15 of the Adur Local Plan.
2. The proposed dormers, by reason of their proximity to neighbouring windows on the opposite side of the road, are likely to lead to

overlooking and a loss of residential amenity, contrary to policy 15 of the Adur Local Plan.

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

1. Proactive with refusal

Case Officer: Hannah Barker Date: 31st January 2022

Authorised by: Peter Barnett Date: 31 January 2022