# Development Management – Delegated Officer Report

**Application Number: AWDM/0199 /23 Recommendation: APPROVE**

**Site: 36 John Street, Shoreham-By-Sea, West Sussex**

**Proposal: Ground floor rear extension and loft conversion with two rear dormers and two front roof lights.**

**Date of Site Visit: 7th March 2023**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings:**

The application site is a terraced two storey dwelling within Shoreham Town centre and the Conservation Area. Consent is sought to remove an existing lean to glazed structure to the rear and construct a single storey rear extension the full width of the property and 2.75 metres in depth. Also proposed is a loft conversion with front rooflights and two rear flat roof dormers. Materials are proposed to match existing with white render to the extension and lead to the dormers.

**Consultations**

**Adur District Conservation Area Group**

Approve

**Design and Conservation Architect**

The proposed dormer windows are simple and maintain the roof form. In the circumstances they would be less harmful than the neighbouring building.

**Representations**

2 objections have been received from local residents the owner/occupier of no. 38 John Street and no. 11 North Street

- Dormer windows will reduce privacy - can velux be used instead.
- The dormers will impact upon the roof line and character of the Conservation Area being in full view. Would set a precedent.
- Parking problems in John Street.

- Noise problems during work.

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15, 16, 17
'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 and the Conservation Area.

**Visual amenity and Impact upon the character and appearance of the Conservation Area**

The rear extension is not visible within the street scene, it is modest in scale and in keeping in design and use of materials. It will not harm the character and appearance of the existing building or the Conservation Area.

The front roof lights are a subtle feature which is not uncommon within the street scene. The rear dormers do not overly dominate the roof slope and sit down from the ridge and in from the sides of the roof. They are visible within the street scene and Conservation Area. It is considered that as submitted the dormers will not be harmful to the visual amenity of the locality or existing building. Plans have been submitted which show the dimensions of the dormers to allow construction to be carried out precisely in accordance. Therefore maintaining the scale and position of the dormers, as these would set a precedent for further development. There is a dormer adjacent to the site which alters the form of the roof, the dormers permitted here are a preferable design.

**Residential amenity**

The depth of the extension adjacent to the neighbouring properties is limited to under 3.5 metres in depth therefore it will not be harmful in this case and complies with Development Management Standards.

Some objections have been received with regards to overlooking from the dormers. There will be no direct overlooking at a distance of less than 22 metres. Therefore there will be no loss of privacy which would warrant a refusal in this case. Concerns

have been expressed with regard to hours of work and construction noise. It is not normal practice to condition hours of work for small scale householder development and any issues with regards to noise and disturbance can be directed to Environmental Health. Therefore for consistency no condition is attached in this case.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing, lead dormer and render to extension
4. No additional windows on the north or south elevation of the extension.
5. The rooflights shall be conservation rooflights in line with the submitted approved details submitted via email 3rd April and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.

**Is recommendation contrary to letter(s) of representation Y**

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: Hannah Barker Date: 3rd April 2023

Authorised by: Peter Barnett Date: 3 April 2023