Expiry Date – 4/1

Development Control – Delegated Officer Report

Application Number: AWDM/1723/17 Recommendation – Approve

Site: **19 The Meadway, Shoreham**

Proposal: **Front (north) gable roof extension; dormers to east and west elevations**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18/12

Site and Surroundings

This application relates to chalet bungalow on the south side of The Meadway in the established residential area of Shoreham beach. The property has been extended into the roof with a front dormer and rear gable window to form two first floor bedrooms. It also has a rear extension.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to extend the front roof hip up into a full gable to the depth of the projecting front living room. It is to be supported on a column adjoining the boundary with No. 17. It is also proposed to add a dormer to each of the side roofslopes.

Relevant Planning History

SU/73/88/TP/729 – Rear conservatory. Granted 26.5.88

SU/101/85/TP/2556 – Detached garage. Granted 26.7.85

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character.

No. 21, to the east, has had a similar front gable extension and side dormers. Planning permission has also been granted, though not implemented, to extend No. 21 forwards and to elongate the side dormers. The street has a very mixed vernacular with bungalows, chalet bungalows, infill two storey houses and front dormers all featuring. The proposal will not be out of character in the street.

Neighbour amenity.

No. 21 is the other side of the site's drive and its flank wall forms the common boundary. In this wall are three ground floor windows. Plans for 21 show that the front and rear side windows are secondary windows to living rooms. The middle window is to a bedroom. Light to this window will be affected but as it is a bedroom and it is 2.5 metres from the extended roof it is considered that adequate light and outlook will be maintained. There are ground floor windows in the flank wall of the application site which face 21's ground floor windows. Mutual overlooking occurs.

No. 21 has a side bathroom dormer facing the site which is obscurely glazed. Permission has been granted to extend 21's side dormer to include an additional shower room window and secondary rear bedroom window. These new windows are also shown to be obscurely glazed. The proposed east side dormer at 19 is to a bedroom. It is not considered necessary or appropriate to require this bedroom window to be obscurely glazed as it will not face a clear glazed dormer window at 21. Outlook from a bedroom window should be through clear glazing where possible.

No. 17, to the west, sits 1 metre off the boundary and has an angled front bay window facing over the front garden of the site. The proposed front gable extension is to be supported on a brick pier at the front close to this shared boundary. It is not considered that the resultant impact will be overbearing or cause any significant loss of light or outlook to No. 17's front room.

No. 17 has a covered lean to at the side, behind which are window/s and a door in the original side wall of 17.Light and outlook to these windows are already compromised by the covered lean to at 17. The extension will not worsen this situation. A bathroom

window is proposed in the west facing dormer which will overlook the bungalow roof of No. 17. It is shown to be obscurely glazed and conditioned as such.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.
3. Materials to match
4. West dormer window obscurely glazed and fixed shut below 1.7 metres
5. No additional windows in the extended roof.

Informative

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 any representations? No.

Case Officer signed:	MOK	Date: 29/12/17
Authorised and signed by:	Peter Barnett	Date: 3 January 2018