Development Management - Delegated Officer Report

Application Number: AWDM/1738/15 Recommendation – Approve

Site: 48 Downside, Shoreham-By-Sea

Proposal: Room in roof with hip to gable and rear dormer

Date of site visit: 26 January 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a hip roofed semi-detached bungalow on the north side of Downside. It is proposed to extend the roof to form a gable with a flat roofed dormer constructed on the rear roofslope. The dwelling has an existing flat roofed rear extension but part of the original eaves remains showing. Consequently, it is considered that the proposed development could be carried out as permitted development. Nevertheless, the planning agent has requested that the application be determined.

Relevant site history

None relevant

Consultations

None

Representations

Letter of objection received from the occupiers of 46 Downside:

- Loss of light to bathroom and kitchen
- Overshadowing will mean greater use of electricity
- Noise and disturbance during construction
- Concerned at blocking of shared driveway with builders vehicles and materials

Relevant Planning Policies

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’ National Planning Policy Framework (March 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

There are a number of roof alterations in the street, including side dormers and a hip-to-part gable extension at No.56. The proposed development could be carried out as permitted development and, given this fallback, it is not considered that any objection to the works is sustainable.

Residential amenity

The neighbouring bungalow to the east, No.46, has bathroom and kitchen windows at the side facing the shared driveway that separates the properties. Some loss of light and overshadowing will occur as a result of this proposal. However, the works constitute permitted development and the neighbours' concerns cannot be taken into account as a result. Any noise and disruption during the construction works will be short term only. Concerns at the potential blocking of the shared driveway are noted. This would be a civil matter to be resolved by way of a private agreement.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in east side wall of the extension
4. Permission relates to approved plans

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: Peter Barnett Date: 8 February 2016

Authorised by: Gary Peck Date: 8 February 2016