Development Management – Delegated Officer Report

Application Number: AWDM/1461/23 Recommendation: APPROVE

Site: 1 Weald Dyke, Shoreham-By-Sea, West Sussex

Proposal: Retrospective consent for side gables and rear dormer with building to be clad with zinc standing seam covering and larch timber cladding. Changes to north facing first floor window and first floor layout (as previously approved under AWDM/0449/23) increased height to side elevation (as permitted under AWDM/0449/23) to include parapet. Timber privacy screen to north elevation.

Date of Site Visit: Visited when assessing AWDM/0449/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site was originally a detached bungalow with barn hipped roof and flat roof front dormer. There are two storey properties opposite the site and chalet bungalows adjacent. There was a detached garage to the side of the bungalow, set back. This has been removed to give space for the development. Consent was granted under full planning application AWDM/0449/23 for a side and rear wrap around single storey extension with a continuation of the hipped roof to the front and a low level sloping roof to the rear. Roof lights were inserted with the extension 3.8 metres to the rear. Also permitted were two front, pitched roof dormers and a roof light, a barn hip to gable roof extension and rooflights to rear roof slope. Render and timber cladding was proposed to the front dormers and ground floor.

Prior to the above application a Lawful Development Certificate was issued under AWDM/0450/23 for a rear dormer, barn ends to gable and roof lights. The works proposed were deemed permitted development.

Since this time development has commenced at the site. Front and rear dormers have been constructed and the side extension has been built however not in accordance with the approved plans. The first floor layout was changed which gave rise to a north facing side bathroom window which was smaller than that shown on the approved plans.

At this stage officers sought a new full planning application to show part retrospective development in terms of the side window, new first floor layout and the

side extension which had been built higher than approved. Also proposed was cladding to the rear dormer as under the lawful development certificate the dormer was to be completed in materials to match existing. The applicant wanted the dormer clad to match the front elevation as permitted under application AWDM/0449/23.

Consent is therefore sought here for side gables and rear dormer with building clad with zinc standing seam covering with larch timber cladding. Side first floor bathroom window to be obscurely glazed up to 1.2 metres with proposed timber privacy screen to side. Side extension (increased in height with parapet.)

It should be noted that amended plans have been received to show the timber privacy screen. The plans originally submitted show clear glazing above 1.2 metres as the applicants sought to retain their view of the Downs. The privacy screen was therefore introduced to remove overlooking between the properties whilst retaining this view.

Representations: - 5 Objections received from owner/occupier of 2 Weald Dyke 9 and 8 Beach Road.

- We object to the partially clear glazing to the 1st floor north elevation bathroom window. Contrary to the obscure glazing specified and permitted under the Lawful Development application from which the 1st floor has already been constructed. Overlooking between properties.
- The current application is a blend of the 2 separate applications.
- Issue with the submission of both applications, confusing and misleading.
- Requested that the window is fully obscurely glazed.
- The way the application was made by the applicant's agent was underhand and devious.
- Neither application shows the final design.
- Overdevelopment.
- Development built up to the boundary.
- Drainage issues
- Loss of privacy due to dormer.
- Impact on private enjoyment of garden.
- Materials out of keeping.
- The proposed screen will be subject to stress and damage from winds and damage.
- Not convinced that the specification of the screen would be sufficient to ensure that the issue of overlooking is fully addressed. It could also be a source of noise pollution and will look unattractive from the street and from our property

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 amenity

As considered under the former consent the front dormers, roof extension and side extension are visible within the street scene. There are two larger two storey dwellings opposite and bungalows adjacent with similar front dormers. The proposed dormers were considered to be sympathetically designed in scale and position on the roof slope. The roof extension results in increased bulk of the roof however when determining the former application the design and scale of the building was not considered to be out of keeping in the street scene. The side extension was considered to be subservient and simplistic in design. This work was considered to be acceptable. In this case the side extension has been built slightly higher than permitted, this is not considered to be harmful and within the context of the development as a whole has no adverse impact.

Consent is required here for the rear dormer as cladding is proposed (the former LDC gave consent for the dormer to be constructed in materials to match.) The previous Lawful Development Certificate is a material consideration here. Therefore there would be no justification here to refuse the proposed dormer on overlooking or size grounds; the only issue here is the suitability of the cladding. When considering the previous planning application the use of timber cladding to the dormers to the front was accepted. Consent here is sought for the rear dormer also, there would be no justification here to refuse this on the basis of the cladding material. There are other examples of contemporary weather boarding nearby. Zinc standing seam roof is also proposed here, again the use of this material would not warrant a refusal in this case.

It is noted that the privacy screen will create a visible feature on the building, however within the context of the existing building and street scene it will not be dominant and would not give rise to a harmful impact that would warrant a refusal in this case.

Residential amenity

Objections have been received from the adjacent dwelling to the north and properties in Beach Road to the south. The main issue being the confusion and in their view misleading method of submission with both lawful development certificate and full planning applications submitted at the same time and works being carried out which differed from both. The current application regularises this matter showing the development as built and proposed. The former applications are however material considerations here in the determining of the current application. As stated above there are no grounds to refuse the rear dormer as its size is permitted development. The roof extensions and front dormer have consent and the only matter for consideration here is the increased height of the side extension.

In the light of the former applications these changes are considered acceptable. The increased extension height would not result in any significant loss of light or overbearing impact which would warrant a refusal in this case.

The side bathroom window with clear glazing above 1.2 metres was a concern in terms of the window at the adjacent property serving a bedroom. The original dwelling at the application site had a side bedroom window which was clearly glazed facing the neighbouring bedroom. However in this case the window will be serving a bathroom. Officers advised that that window should be fully obscurely glazed to protect privacy to both parties. As stated above the applicant desired views towards the Downs and therefore a privacy screen was suggested. This screens the views in the direction of the adjacent bedroom. On balance this can be supported and is conditioned below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the approved drawings
4. No additional windows on the north or south elevation of the extension.
5. Privacy screen

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th December 2023

Authorised by: Peter Barnett Date: 19 December 2023