Development Management - Delegated Officer Report

Application Number: AWDM/0248/20 Recommendation – Approve

Site: 6 Feversham Close, Shoreham-By-Sea

Proposal: Replacement of existing roof of rear extension with flat roof with parapet. Hip to gable roof extension, rear dormer and 4no. front rooflights. Alterations to front elevation.

Date of site visit: 27 February 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed bungalow on Shoreham Beach. It is proposed to construct a gable roof extension on the south side with a large dormer across much of the rear roofslope. An existing part hipped/part flat roofed rear extension is to have a new flat roof with raised parapet.

Relevant Planning History

None

Consultations

None

Representations

2 letters received from the occupiers of 5 Feversham Close and on behalf of the Shoreham Beach Residents Association:

- Object to window in proposed gable on south elevation which will overlook rear of their property
- It should be obscure glazed and non opening

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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

The addition of the side gable will imbalance this pair of bungalows. However, there are gabled bungalows at the north end of this cul-de-sac and elsewhere in the street and it is not considered that it will cause serious visual harm.

The raising of the rear extension roof is considered to be acceptable. The site abuts a public footpath which runs along the side and rear of the site and links to Fowey Close. The extensions will be visible therefore from public view.

The rear dormer is the most noticeable of the extensions and, in its original form, would have dominated the rear roofslope. Amended plans have since been received which have reduced the dormer width by 500mm at both ends to enable more of the roofslope to be visible. This is now considered to be acceptable.

Residential amenity

The extensions are not considered to result in a loss of residential amenity. The rear dormer will introduce first floor windows which will face towards the rear of dwellings in Fowey Close but they have their own dormers and are more than 30m distant.

To the south, the occupiers of 5 Feversham Close are concerned at overlooking from the proposed window in the new gable. However, it is to be obscure glazed and openable above 1.7m only. It also serves a stairwell only. Consequently, no loss of privacy will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. South side window to be obscure glazed and fixed shut below 1.7m

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 18 March 2020

Authorised by: Gary Peck Date: 18 March 2020