Expiry Date - 06/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1174/22 Recommendation – APPROVE

Site: 359 Upper Shoreham Road Shoreham-by-sea West Sussex BN43 5NB

Proposal: Retention of existing cladding to side gable and rear dormer (retrospective)

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow property located on the southern side of Upper Shoreham Road, BN43. The house has had two single storey rear extensions added to form one large single storey rear extension with a raised decking that drops down and leads into the garden area. There are two detached garages located to the rear of the property and offset to the side. One of the garages is for the subject property and the other is for the property at No. 357. They both share the same access onto Upper Shoreham Road.

The property at No. 357 is a semi-detached bungalow with a single storey rear extension and a full width dormer in the rear roof slope. The property at No. 361 is a semi-detached bungalow with a single storey infill extension at the rear and a single storey side extension that is linked to the existing garage which has been converted.

The surrounding area is residential with a mix of detached and semi-detached properties.

The proposal is for the retention of a dormer window to the rear of the property. The dormer has been built the full width of the existing roofslope and the roof has been changed from a hipped to a gable end to incorporate the new dormer. There has been a charcoal grey cladding added to the gable end and to the dormer as a finish.

Relevant Planning History:

In 2018 planning permission AWDM/0316/18 was granted for demolition of conservatory and construction of single-storey rear extension.

Consultations:

None

Expiry Date - 06/09/2022

Representations:

There were 6 properties notified of the planning proposal. At the time of writing this report there was one letter supporting the proposal.

Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The change from hipped to gable end will be visible within the street scene. Part of the proposal includes a full width dormer extension to the rear of the property which will not be seen from the front. Both the gable end and the dormer have been finished in a charcoal grey cladding. It is considered that the proposal by way of its size, design and location would not have a detrimental effect on the visual amenities of the properties either side as both properties benefit from dormer windows that lookout onto the rear garden area. It is considered that the proposal will not impact on the visual amenities of the subject property, the character of the neighbouring properties or the varied street scene.

Residential Amenity

In considering the proposal it is felt that the dormer window and change from hipped to gable end could have the benefit of permitted development if the existing cladding had not been used. Therefore in considering the size of the dormer, the change of hipped to gable and the use of the cladding as a finish it is felt that this would not affect the residential amenity of the adjoining occupiers as both the properties either side, to the rear and beyond also benefit from having dormer windows in the roof area of their houses that look out onto rear garden areas.

There will be no loss of light to the property as the dormer windows are in the roof slope and do not project beyond the eaves. There will be no overlooking issues nor will the proposal affect the privacy of the adjoining occupiers as the

dormer window will face into the garden area similar to the windows on the ground floor. Therefore it is considered that the proposal by way of its design, size, siting and location would not unduly effect the residential amenities of the adjoining occupiers of the properties at No. 357, No. 361 and to the rear.

Highways and Parking

The parking arrangements to the front of the property remain unchanged and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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 letter(s) of representation? N

Case Officer: J. Price Date: 05/09/22

Authorised by: Peter Barnett Date: 6 September 2022