Development Management - Delegated Officer Report

Application Number: AWDM/0541/22 Recommendation – Approve

Site: 22 The Marlinespike, Shoreham-by-sea

Proposal: Proposed roof terrace to front (south) elevation accessed from enlarged front dormer; construction of dormer to rear roofslope

Date of site visit: 12 April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow on the north side of The Marlinespike. It has a flat roofed extension at the front adjacent to a pitched roof, gable ended front projection. There is also a front dormer.

It is proposed to alter the dormer to provide doors to enable access to a new roof terrace on the flat roof extension. A glass balustrade is proposed around the terrace, which will not take up the entire roof but will leave a gap of 1.2m to the edge.

A rear dormer is also proposed.

Relevant Planning History

None

Consultations

SU/146/96 - Rooms In Roof (With Front Dormer)

Representations

Letter of objection received from the occupier of 40 Harbour Way:

Loss of privacy to our bathroom, two bedrooms, kitchen and patio and garden area. This directly impacts upon our much valued social area, one of the most significant reasons that we purchased our original 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

The Marlinespike does not contain any roof terraces at present and the proposal will therefore be an unusual feature in the street. However, it is not considered to cause visual harm and it will be partly screened by the pitched roof of the front projection alongside it.

Elsewhere on Shoreham Beach there are many examples of roof terraces and, overall, insufficient harm is caused to warrant refusal.

The rear dormer is large, covering much of the roofslope. However, it is at the rear and there are many examples of similar sized dormers on Shoreham Beach.

Residential amenity

The terrace is at the front and will not therefore overlook private amenity areas. It is set off the edge of the roof to maintain privacy to side windows at No.20 to the east. There is a first floor bedroom window in the gable end of No.20 facing the site but it is offset towards the rear and will not be directly overlooked. The terrace is also at a slightly lower level and, with the separation distance of 7m, loss of privacy should be avoided.

To the west, the terrace is screened by the roof of the adjoining front projection and will not impact No. 24.

The rear dormer will face the rear of dwellings in Harbour Way and some loss of privacy will occur. However, there is a separation distance of just over 22m between the properties which accords with the Council's DM Standard No.2. A smaller dormer could be constructed as permitted development which would have a similar impact. A refusal on grounds of loss of residential amenity is not sustainable therefore.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials

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

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: 12 May 2022

Authorised by: Gary Peck Date: 12 May 2022