Expiry Date – 11/8, ppa to 16/10

Development Control – Delegated Officer Report

Application Number: AWDM/0836/20 Recommendation – Grant

Site: 51 Southdown Road, Shoreham

Proposal: **Proposed rear dormer, rear single-storey ground floor extension and formation of bay doors to west.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 26.6

Site and Surroundings

This application relates to a Victorian end of terrace dwelling on the west side of Southdown Road. The property has a deep flat roofed outrigger and a single storey lean to at the rear. It has front and rear rooflights.

The property backs onto Victoria Road and has a garage and gate at the rear. The site is within Shoreham conservation area and adjoins the listed buildings at 53 Southdown Road.

Proposal

Planning permission is sought for a rear dormer and replacement ground floor rear extension and alterations to the existing rear addition to replicate the first floor bay window at ground floor. The application has been revised since first submitted to reduce the size of the dormer proposed and remove the Juliet balcony.

Relevant Planning History

None.

Consultations

ADCAG: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character/conservation area

The dormer is now contained within the original roofslope. There are some other rear dormers in the terrace. The reduced dormer is acceptable in terms of its size and position and will not be harmful to the appearance of the conservation area or the setting of the adjoining listed buildings. Insufficient detail has been provided regarding the intended materials of the dormer or of the window proportions/glazing design. The applicant has agreed to a pre-commencement condition.

The ground floor extension/alteration will not be apparent from the street.

Neighbour amenity

The dormer is proposed away from the party wall to create an en-suite bathroom to the existing bedroom.

The ground floor rear extension replaces a conservatory. It measures 3.3 metres in depth. It has a mono pitched roof with a typical eaves and ridge height. The neighbouring house to the south has a deeper single storey rear extension.

Infilling under the first floor bay with a ground floor bay will not be harmful to neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Pre-commencement details required for materials, window proportions of dormer

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 15.10.2020
Authorised and signed by:	Peter Barnett	Date: 16 October 2020