Development Management – Delegated Officer Report

Application Number: AWDM/1843/22 Recommendation: APPROVE

Site: 19 Longshore Drive, Shoreham-By-Sea, West Sussex

Proposal: Proposed roof conversion with rear dormer, front rooflight and single storey rear extension.

Date of Site Visit: 10th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey end of terrace property within the recent redevelopment of the former Southlands Hospital site.

Permission is sought for a loft conversion with rear flat roof dormer and roof lights to the front and rear. A single storey rear extension is proposed with a lean to roof with roof lights of brick and tile construction. Amended plans have been received which show the single storey extension reduced in depth from 3.4 metres to 3 metres; the rear dormer has been reduced in scale to represent those other dormers which have been permitted nearby to not set a precedent for large scale dormers which would dominate the street scene and degrade the appearance of the area.

Such development would normally be classed as permitted development however in this case permitted development rights have been removed for future extensions and alterations by Condition 21 of AWDM/1340/14.

Representations: - None received

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 proposed extension is to the rear of the property and will therefore not be clearly visible within the street scene. However due to the position of the dwelling and the bend in the road there may be views across the adjacent rear gardens. The extension as amended is modest in scale and the design and materials will be in keeping in this case. The rear dormer will also be visible within the street scene but, as reduced, the dormer will replicate those surrounding the site and recent approvals such at 28 Longshore Drive approved under AWDM/1686/22. Therefore it can be supported in this case.

Residential amenity

The property is an end of terrace and therefore the extension will be built up to the boundary with the adjacent dwelling to the west. The extension has been reduced to 3 metres in depth to comply with that which could normally be built under permitted development. This is to limit the impact upon the adjacent dwelling and also to allow for adequate garden space to be retained. In the light of the removal of permitted development rights, 3 metres is an acceptable maximum depth in this case.

The rear dormer will not result in any significant overlooking to the rear than already exists as a result of the first floor windows. Within the context there will be no grounds for refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 23rd January 2023

Authorised by: Peter Barnett Date: 23 January 2023