Development Management - Delegated Officer Report

Application Number: **AWDM/1697/15**

Recommendation – Approve

Site: 219 Harbour Way

Proposal: Rooms in roof with front dormer to west elevation and rear dormer with balcony to east elevation and raising ridge height by 250mm (resubmission of AWDM/0831/15).

Date of site visit: 30-11-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a semi-detached bungalow located in an outer residential suburb of Shoreham, on the perimeter of the beach.

The proposal is for a front dormer, a rear dormer with a privacy screen, and the raising of the ridge by 250mm, the full details of which are shown on the submitted plans. At the rear of the site is Shoreham Sailing Club.

Relevant site history
AWDM/0831/15
Rooms in roof with front dormer to west elevation and rear dormer with balcony to east elevation
Approved Conditionally 29.07.2015

Consultations
None

Representations
None

Relevant Planning Policies
Saved Local Plan policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle.

Residential amenity

It is the neighbour physically adjoining who is principally impacted upon by this development (which is physically removed from the remainder. There would be mutual overlooking between the sailing club and No. 219).

The rear dormer would be perceivable from the neighbour's rear garden. However it would be positioned high up on the roof ridge, so would not adversely overbear or overshadow.

Direct overlooking into the rear garden of the neighbour would be negated by the privacy screen, with unacceptable loss of privacy avoided. With the screen, views would be oblique.

It is necessary that the screen is installed in a timely fashion and retained thereafter to avoid harm to the neighbour. This can be secured by condition.

Visual amenity

The dormers are of domestic scale and design. Although large, especially at the rear, neither is excessive in size in relation to the rest of the roof slope. Both are shallow which reduces their bulk. Matching exterior materials are proposed.

There is a variation in building roof types in the immediate street, so a sympathetically designed front dormer would not be out of character. The privacy screen is lightweight in its design and unobtrusive.

Despite the variation in roof types, there are several bungalows with low ridges immediately around. The suggested raised ridge would only be marginally higher than these, so would not be out of keeping.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Approved plans
3. Exterior match existing
4. No occupation of the balcony shall occur unless the obscure-glazed balcony screen has been erected in accordance with the approved drawings and shall thereafter be retained as installed at all times.

Reason: To prevent overlooking and to comply with the Core Planning policies of the National Planning Policy Framework

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/A

Case Officer: Matthew Porter Date: 13-01-2016

Authorised by: Peter Barnett Date: 13 January 2016