Development Control – Delegated Officer Report

Application Number: AWDM/0226/14 Recommendation – Approve

Site: 55 The Drive Shoreham by Sea

Proposal: First floor rear extension with dormer to each side elevation

Date of site visit: 18 March 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a chalet bungalow built at a very slight angle to the highway. It has some architectural character, with a gable and a flat roof single storey extension at the rear.

The application is for a gabled rear roof extension with side dormers, to measure (at max) 8.3 metres in length, 5.6 metres in width, and 5.2 metres in height.

The surrounding area is an outer residential suburb of Shoreham, just off from Upper Shoreham Road.

Relevant site history
None

Consultations
None

Representations

Objection received from occupiers of 10 Edburton Gardens:
Only aspect we would like varied is west facing window on the first floor. In January we had a conservatory built which extends 4 metres to the rear of our property. Their new west facing window will directly overlook our conservatory depriving us of a reasonable amount of privacy. The reverse of course is not true. The owners can preserve their privacy by hanging simple net curtains. This window will also be closer to, and overlook, our rear bedroom windows. Varying or blocking up of this window will not deprive the room of natural light.

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

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The gabled extension replicates the gabled form and shape of the existing dwellinghouse building. The dormers are discreetly scaled on the roof slopes and of a sympathetic design and style to the rest of the building.

No visual harm would arise from this proposal.

Residential amenity

The neighbours principally impacted on are those to either side and at the rear (the development is physically removed from the remainder).

Neighbour to south

This neighbouring building has been extended off the rear by way of a mansard rear extension. There are roof lights in the roof slope of the original building, and one side window in the mansard roof. The building is set very slightly lower than the application property.

There would be sufficient distance from the extension and the neighbouring building to the south to avoid harmful overbearing and overshadowing effect.

There would be some mutual inter-visibility between the neighbour's large side dormer window and the roof lights/window on the neighbouring property that face onto the application site. However this fenestration does not serve as primary light sources to principal habitable rooms and neighbour's views onto it would be at an angle. This means direct views into the neighbour's private rooms would be avoided.

In this circumstance, resultant overlooking would not be materially harmful, although it would certainly occur. There would be no materially harmful loss of privacy.

Neighbour to north

This neighbouring building is raised on higher ground with a large side dormer facing onto the application property. This dormer has two windows facing onto the application property, both serving bedrooms. There is also ground floor fenestration and doors in this elevation.

The extension would be built close to the shared boundary with this property, and deprive its fenestration to its southern flank of some light and outlook. However the extension roof is steeply angled away from the shared boundary and the neighbouring property is slightly elevated to the application property - so the overbearing and overshadowing that would result would not be materially harmful.

A degree of overlooking would result from the side dormer window onto this neighbour. However the window of concern serves a bathroom and is shown

top hung – so if its glass were made obscured, it would not result in unacceptable loss of privacy/overlooking.

Neighbours to rear

There would be at least some 27 metres between the development and those neighbouring buildings at the rear.

This distance is sufficient to avoid intrusive views into the private rooms of neighbours, as well as to negate adverse overbearing and overshadowing.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials to match existing dwelling
4. Windows in north elev to be obscure glazed and top hung
5. Notwithstanding “pd” no further windows/openings in roofslopes

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: Matthew Porter Date: 7-4-2014

Authorised by: Peter Barnett Date: 8 April 2014