Development Management - Delegated Officer Report

Application Number: AWDM/0540/14 Recommendation – Approve

Site: 2 Parkside, Shoreham-By-Sea
West Sussex, BN43 6HA

Proposal: Dormer to south-east side elevation and second dormer to north-west side elevation

Date of site visit: 19 May 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached chalet-style dwelling at the southern end of Parkside. It is angled away from Parkside road itself and faces across a landscaped verge on the corner of Parkside and Upper Shoreham Road. The south east roofslope of the dwelling is visible from Upper Shoreham Road while the north west roofslope, which currently contains a flat-roofed dormer at its front end, is visible from Parkside.

The application proposes to construct a new flat-roofed dormer on the NW roofslope at the rear end to match the existing dormer. The existing barn hip at the rear is to be built up to form a gable with a pair of doors at first floor within the new gable, with Juliet balconies. A new flat-roofed dormer is also proposed across the full length of the south east roofslope, measuring 10m wide, 2.8m deep and 2.5m high.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

On the NW side, the proposed dormer and part-hip to gable extension will not have a detrimental visual impact due to their rearward position. There is a dormer on the roofslope of the dwelling to the NW, 4 Parkside, and the additional dormer on the side of No.2 is considered to be acceptable.

On the SE roofslope, the proposed dormer will be a large feature, visible from Upper Shoreham Road. Ordinarily, it would not be considered acceptable. However, there is an existing dormer of similar scale on the adjoining property, 300 Upper Shoreham Road, which is more prominent than the current proposal. That property also partly obscures the roof of No.2 and helps to lessen the impact of the proposed dormer. On balance, the proposal is considered to be acceptable.

Residential amenity

The NW dormer will face towards the existing dormer at No.4 which appeared to be partly obscured. The floor plans indicate that the proposed dormer will serve a store room only and can be obscure glazed to prevent any loss of privacy.

The SE dormer will face the front garden and side roofslope of No.300 Upper Shoreham Road which does not contain any openings. The part of the dormer facing the neighbouring roofslope will serve a shower room and landing and can be obscure glazed to prevent a loss of privacy.

The new full length doors at first floor at the rear will face towards the garden of the application property and will not cause any significant loss of privacy to its neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze side windows
4. Approved plans

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: 27 May 2014

Authorised by: Gary Peck Date: 27 May 2014