Development Management - Delegated Officer Report

Application Number: AWDM/2091/21 Recommendation – APPROVE

Site: 25 Downside, Shoreham-By-Sea, West Sussex

Proposal: Raising of the roof ridge including hip to gable roof extensions, dormers and roof lights to East and West roofslopes; Juliet balcony to South elevation and 2no. first floor windows to North elevation; single storey rear extension

Date of site visit: 17th January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a hipped roof detached bungalow within a street of similar properties. Originally many of the bungalows within the street were constructed in matching design with hipped roofs, front projection, a front garden, driveway and entrance to the side. Many properties still retain this character whilst others have been extended and remodelled with raised ridge heights, front and rear gable extensions, side dormers and rear extensions visible within the street scene. Variation has been gradually introduced and a mixture of property styles currently exists. Examples of recent ridge height increases are nos. 4 (AWDM/1864/21), 11,(AWDM/1981/20) 17, (AWDM/1105/19)

The current proposal is in keeping with the former consents with a raised ridge, side flat roof dormers and the rebuilding of the existing single storey rear extension. The difference in this case is that the front hip will be retained and a rear gable only is proposed with window and Juliette balcony. Materials are proposed to match existing.

Representations

2 representations received from owner/occupier of no. 133 Greenways Crescent and 23 Downside making the following comments: -

- Overlooking to south
- The tall hedge and tree at the end of the garden at no. 25 should not be removed.
- Overlooking from new windows on east facing elevation.
- Windows should be obscurely glazed.
- The juliette balcony may give access to the flat roof to the rear - a condition should be attached to restrict this.

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 changes to the bungalow will be clearly visible within the street scene with the increased ridge height with side dormers. However these features will contribute to the current variation which exists within the street scene with the ridge height matching that of no. 11 and no. 17 and the dormers, despite their scale and flat roof design, are set back on the roof slope and down from the ridge with set in from the eaves. There are many other examples of flat roof side dormers within the vicinity of the site. In this case the front hip is retained which differs from nos. 11 and 17 however this does not cause any adverse impact and softens the impact of the development upon the street scene.

The rear single storey extension is proposed to rebuild the existing mainly glazed structure to the same size as existing with a flat roof as existing with roof lights and solid build. This is subservient to the main dwelling and will not be visible within the street scene.

Residential amenity

The main properties to be affected by the development are those either side of the bungalow and to the rear. Representations have been received from no. 23 concerned with regards to overlooking to the side and the potential to access the roof of the single storey extension from the juliette balcony. The applicant's agent has confirmed that the side first floor windows will be obscurely glazed and high level opening only and a condition will be attached to ensure that the flat roof will not be accessed for use as a terrace. A window is shown on the eastern elevation of the single storey extension, this is in place of the existing conservatory so no greater overlooking will occur in this case and this will be adjacent to the boundary fence.

An objection has been received from the occupier of the property to the south/rear in Greenways Crescent. This neighbouring property is on lower ground level and they are concerned with regards to overlooking. There is a distance in excess of 22 metres and therefore no harmful overlooking will occur as a result of the proposed development. There is mention of a hedge and tree on the boundary of the site. The hedge is in situ however there is no tree at the application site. No planting requirements or protection of vegetation conditions are considered necessary in this case.

The proposed development will not result in any harmful overlooking, loss of light or overbearing impact to adjacent residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No additional openings, obscurely glazed and top opening only on side elevations.
4. Flat roof shall not be used as a balcony or roof terrace.

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: Hannah Barker Date: 15th March 2022

Authorised by: Peter Barnett Date: 15 March 2022