Development Management - Delegated Officer Report

Application Number: AWDM/0514/18 Recommendation – APPROVE

Site: 150 Downside Shoreham-By-Sea, West Sussex

Proposal: Hip to gable roof extension to west elevation with side window front and rear dormers.

Date of site visit: 21.05.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the north side of Downside, Shoreham-By-Sea. Works have been carried out at the site and are nearing completion. The agent advised that they had in error thought that planning permission was not required and have since ceased work pending the current planning decision.

A front flat roof dormer is proposed with a hip to gable extension and rear flat roof dormer. The hip to gable and rear dormer match that of the adjacent attached dwelling. The front flat roof dormer is larger than that at the attached property being deeper and the applicant's agent had advised that the height of the dormer is 60mm higher than the adjacent dormer. As originally submitted the application forms state that cream Cedral boarding will be proposed. It was considered by officers that this use of materials should be resisted here. Mainly as this is a semi detached dwelling and the materials of the attached dwellings should match to be visually in keeping here when viewed within the street scene. Also due to the fact that within the immediate street scene the use of such materials is not commonplace. Any front dormers that are visible within the street scene are tile hung. Amended plans have been received which show the materials to match existing. With the rear dormer only to be Cedral board, these amended plans are for consideration here.

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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

The hip to gable extension and front and rear dormers can be supported here. The attached dwelling has a matching hip to gable extension and rear dormer which has increased the bulk of the bungalow. Therefore the current scheme could not be resisted here. The front dormer is the main concern here, it would be preferable for the dormer to match the existing dormers at the attached bungalow yet it has been built larger, however the height is relatively matching. It is considered, on balance that this front dormer as built is acceptable. It is set down from the roof slope and is subservient to the main dwelling it does not over dominate the roof slope. There are other front dormers within the vicinity of the site, this development would not be out of keeping. It is necessary for the front dormer to be tile hung as set out above in line with the submitted amended plans.

Residential amenity

The proposed extensions will not result in any loss of light, privacy or over bearing impact. The additional windows to the front and rear will not result in any additional overlooking which would warrant a refusal in this case. A dormer could be installed to the rear under permitted development, therefore any potential overlooking here could not be considered to justify a refusal here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match – front dormer and hip to gable tile hung and rear dormer clad in Cedral board

Is recommendation contrary to letter(s) of representation? N

Pro active with amendments

Case Officer: Hannah Barker Date: 2nd July 2018

Authorised by: Peter Barnett Date: 2 July 2018