Development Management - Delegated Officer Report

Application Number: AWDM/0335/21 Recommendation – APPROVE

Site: 25 Hammy Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey extension and dormer to rear

Date of site visit: No visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow within a cul de sac of similar properties. There is an existing flat roof dormer to the front attached to the neighbouring front dormer, a detached garage set back to the side of the bungalow and a rear conservatory. Consent is sought to remove the conservatory and erect an extension in materials to match with a half hipped roof the full width of the bungalow 3 metres in depth. In addition a flat roof rear dormer is proposed. The dormer is to the west side of the roof slope. It is positioned as such as it is proposed to accommodate a bathroom in the existing loft where there are two bedrooms. Amended plans have been received which show the dormer set in slightly from the side roof slope to avoid the awkward abutting of the flat roof of the dormer with the edge of the existing roof slope.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

Both the dormer and the extension are to the rear of the bungalow and will therefore not be features clearly visible within the street scene. The rear extension is modest in scale at 3 metres in depth and, in materials to match, it will have no adverse impact. The rear dormer is set to one side and would be more visually balanced if centrally positioned. However, as amended, it is not a dominant feature and would not give rise to visual harm that would warrant a refusal in this case. There are other dormer extensions within the vicinity of the site and the character of the locality would not be impacted negatively in this case.

Residential amenity

The rear extension is limited to 3 metres in depth therefore in terms of neighbour impact there would be no concern in this case with regards to any potential loss of light or overbearing impact. The attached bungalow has a rear conservatory and the proposed extension will extend slightly beyond this, the depth here is not excessive or harmful in this case. It is less than the 3.5 metres as set out in The Council's Development Management Standards as being an acceptable size. The dormer is set away from the boundary of the attached bungalow and will not have any adverse impact. As it serves a bathroom no rear overlooking is likely to occur.

The bungalow to the west is set forward of the application site and separated in distance to the side due to the garages between the properties. The rear extension will not cause any loss of light or overbearing impact here. The dormer will be visible from the rear of the neighbouring property however similar to above no overlooking will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the east elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 12th April 2021

Authorised by: Peter Barnett Date: 12 April 2021