Development Control – Delegated Officer Report

Application Number: AWDM/0819/18 Recommendation – APPROVE

Site: 14 Hawkins Close, Shoreham-by-Sea, BN43 6TL

Proposal: Rooms in roof with front dormer to south elevation (side gable and rear dormer to be built as permitted development).

Date of site visit: 21.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to a semi-detached bungalow on rising land. The entrance door threshold is situated some 0.75m above the ground level. The cul-de-sac comprises predominantly semi-detached bungalows some with existing front and rear dormers and hip to gable roofs.

The application site has a dog leg rear garden, with the rear garden of no. 13, angling across the rear of the application site, so that the side boundary crosses the rear windows of no. 14.

Other properties within the cul-de-sac have flat roof dormers, namely the immediate neighbouring semi's at no.'s 11 and 12

The proposal is for a front flat roof dormer within the existing roofslope. The plans also show a hipped to half hipped side gable; 2 rooflights to the front elevation; and a rear flat roof dormer. These are the subject of a separate application for a Lawful Development Certificate which was granted on 2 July.

Relevant Planning History:

AWDM/0817/18 (LDC) Application for Lawful Development Certificate for proposed rooms in roof with hipped side gable to east elevation, rear dormer to north elevation and three rooflights to front (south). **Granted 02.07.2018**

Representations: Objection from 12 Hawkins Crescent

- The rear dormer will overlook directly into our rear facing windows, which includes bedrooms and lounge
- Also overlooks rear garden
- One of the main reasons we purchased this property was because it was not overlooked
- Would there be an option for having opaque glazing in the windows
- The side roof extension will have a direct impact on our sea views

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the effect on the residential and visual amenities of the area.

Visual Amenity

The street scene comprises other bungalows with front flat roof dormers therefore the presence of the proposed flat roof dormer will accord with the character of the street scene. The flat roof dormer will be of an appropriate design for the property, and thereby will be acceptable.

There has also been an application for a certificate of lawfulness on this site for a rear dormer and a hip to half hip gable. It should be noted that provided the proposal adheres to the planning legislation relating to permitted development for such items as applied for, the local planning authority have no means to refuse the application as it will be adjudged on fact not merit. Therefore, this application has now been granted (AWDM/0817/18 refers).

Residential Amenity

The neighbouring properties will not be adversely affected by the proposed new front dormer as it will not be causing any demonstrable overlooking, overshadowing or overbearing.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved with revisions

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

Case Officer: Eve Hearsey Date: 04.07.2018

Authorised by: Peter Barnett Date: 5 July 2018