Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/2307/21 **Recommendation – APPROVE**

Site: **5 Falcon Close Shoreham-by-sea West Sussex BN43 5HN**

Proposal: **Proposed new two storey (with zinc cladding) and single storey rear extension with roof terrace, dormer to front (with zinc cladding), alterations to fenestration, timber screen to bin store at front**

Date of site visit: 27th January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** Semi detached chalet style bungalow set in a modest residential plot.
- **Character:** Residential
- **Site Levels:** Flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- A new two storey addition to extend on the first floor bed two by providing a large projecting dormer finished in zinc – the dormer would extend the roof by approx. 4.7m to a width of approx.. 6.18m. The dormer would sit at an overall height of 5.6m
- single storey rear extension with first floor roof terrace would sit at a depth of approx. 3.17m beyond the two storey addition making for a total extension at ground floor in excess of 5.25m
- New dormer to front would be positioned to replicate that found at No.6 albeit finished in zinc cladding with proportioned openings. Three roof lights are also found in the front roof profile .
- A new timber screen and windows replacements to the ground floor front elevation would also be implemented.

Relevant Planning History:

None relevant

Consultations:

Expiry Date: 01st March 2022

None required

Representations:
The occupiers at No. 171 Old Fort Road raise the following concerns:

- The roof terrace faces directly towards the rear of my property and anyone using the terrace would have direct views into my home, including my kitchen and two reception rooms
- If the application Is permitted can it be subject to The glass balustrade being of obscured glass and of sufficient height

The occupiers at No. 169 Old Fort Road raise the following concerns:

- The Zinc cladding – design is out of keeping with surrounding properties
- Being overlooked from the terrace – the glass panels should be opaque to give us some measure of privacy when using our kitchen, patio and garden.

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

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the property and adjacent to the existing garage and would not be visible from the surrounding roads.

The proposal is not subsidiary in form and scale, adding a two storey extension with zinc cladding to the rear of a bungalow which will change its character to a contemporary design. However, this type of design is nothing out of the ordinary from the locality as the area is a mix of traditional chalet style bungalows and those updated to improve and refurbish existing dwellings without detracting from the street scene setting.

Being at the rear, there would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

The front dormer is modest in size and, while also finished in zinc cladding which is out of keeping with the Close, it is not considered that it will cause harm to the street scene.

Residential Amenity

The most affected property is the adjoining neighbour to the east side at No.6, separated by a 1.8m high fence to the boundary. The orientation of the dwelling allows itself to obscure any views of harm to the neighbouring occupiers.

While two storeys in height at the rear, the extension would not be considered overbearing or oppressive to the neighbour due to the distance to the boundaries. The roof terrace would be unusual within the Close but not the wider area. It is considered that sufficient separation will remain to neighbouring dwellings to not cause harm. The proposal allows for glass balustrades that shall be obscure glazed to protect privacy for the neighbouring occupiers.

The concerns of neighbouring no. 171 & 169 are noted. These properties are a minimum distance of 35m to 45m to the south east of the rear of a facing window. Officers have no concerns that the terrace would have any immediate impact to the long enjoyed amenity of these neighbouring occupiers.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials
4. Obscure balustrade

Informative

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.

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

Case Officer: Stuart Corbey Date: 09/02/2022

Authorised by: Peter Barnett Date: 11 February 2022

Expiry Date: 01st March 2022