Development Management - Delegated Officer Report

Application Number: AWDM/0810/20 Recommendation – APPROVE

Site: 7 New Barn Road, Shoreham-By-Sea

Proposal: Proposed loft conversion including hip to gable enlargement with 2 no. windows to north, dormers to east and west roof slope and 1 no. rooflight to west. Single storey ground floor extension to west elevation and detached garage to west.

Date of site visit: Assessed by using photos from agent and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a hipped roof semi detached bungalow on the western side of New Barn Road. The ground level increases from south to north and the attached bungalow is at a lower ground level with a lower ridge. Works have recently been completed to the attached bungalow, a hip to gable extension with front and rear dormers.

Consent is sought here to extend the roof with a hip to gable, with front and rear flat roof dormers, a ground floor rear single storey extension and detached garage. Amended plans have been received following officer's advice to show the front dormer reduced in scale and lined up above the ground floor window matching in proportion the window below. The rear dormer has also been reduced showing a set back from the rear extension roof.

As existing there is a rear single storey flat roof extension with one section adjacent to the boundary of the attached bungalow and a section adjacent which is shallower. There is also a detached garage to the rear of this with attached outbuildings in a poor state of repair.

Consent is sought to infill the side section of the rear extension to continue to the existing depth across the width of the bungalow. The dilapidated outbuilding is to be removed and the existing garage is to be dismantled and rebuilt further down the garden to accommodate the new extension.

It should be noted that the submitted plans show details for a proposed hardstand to the front of the property with vehicular access, planning permission is not required for these works in this case and therefore no assessment is made in terms of this aspect of the development.

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)

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 street comprises of both houses and bungalows, there are flat roof dormers visible within the street scene, directly opposite and adjacent to the application site.

The proposed front dormer as amended is of modest scale and will not dominate the roof slope, it is in line with the ground floor window and matches in size. It replicates a similar dormer adjacent to the south of the site. The rear dormer although large has been reduced in scale to allow for spacing between the flat roof extension and the dormer extension. This improves its appearance and it therefore replicates other similar rear dormers within this locality. The dormers will be built in materials to match existing and there will be no adverse impact upon the character of the locality, the existing building or street scene.

The rear extension will not be visible within the street scene and is in keeping in scale with the existing bungalow. The removal of the outbuildings is of no consequence and the existing garage will be moved further to the rear of the plot therefore not resulting and any impact upon character or street scene, it will not represent overdevelopment of the site.

Residential amenity

The dormer is to the front of the building and will serve a bedroom. It will overlook properties on the opposite side of the road. There will be no greater overlooking than already exists between the properties which all have windows facing the highway. The rear dormer will overlook rear gardens however this is not uncommon in residential areas such as this and other rear dormers existing within this locality.

The rear infill extension will be built adjacent to a blank wall at the neighbouring property. Therefore there is not considered to be any significant loss of light or overbearing impact as a result here. The attached bungalow has a rear extension which is adjacent to the existing extension at the application site. This will remain

and be no deeper along the boundary, therefore no adverse impact will occur. The garage is to be repositioned further down the garden and will also not impact upon the amenities of either of the occupiers of the adjacent dwellings.

There are windows proposed in the north side of the roof which will face onto the side gable of the neighbouring property. There is a side window on the adjacent gable, a condition is therefore attached to ensure that these windows are fitted with obscure glazing and that they are only openable at high level only.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north side of the extension or the roof other than those approved.
5. The windows on the north side of the roof shall be obscurely glazed and top opening only.

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

1. Proactive amended

Case Officer: Hannah Barker Date: 16th July 2020

Authorised by: Peter Barnett Date: 16 July 2020