Development Management – Delegated Officer Report

Application Number: AWDM/1083/23 Recommendation: APPROVE

Site: Yew Trees, 2A Oxen Avenue, Shoreham-By-Sea, West Sussex

Proposal: Single storey front infill extension and enlargement of front and rear dormers.

Date of Site Visit: 5th September 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

Consent was granted in 2009 under ADC/0301/09 for a three bedroom chalet style dwelling with dormers. It was built in the side garden of an existing detached bungalow to the south. The site is surrounded by residential properties with a footpath running to the rear.

The applicant's agent has advised that there have been difficulties marketing the property due to the layout and limited space at first floor. Consent is sought to add a single storey ground floor extension which is infilling an existing recessed section to the front of the existing dwelling. This will allow for a larger utility and W.C at ground floor. Originally plans were submitted showing the two existing front dormers enlarged in width and the rear dormer increased to extend along the rear roof slope. Amended plans have been received which allow for the front dormers to be enlarged however with a more balanced appearance, set in evenly on either side. The dormer to the rear is as originally submitted with windows serving two bedrooms and an ensuite.

Representations: - 1 letter received from the owner/occupier of 1 Oxon Court. When the bathroom window is open there are views into front garden and living room window. The new dormer will increase overlooking.

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

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The visual changes to the front of the bungalow are modest and do not significantly change the appearance of the existing building. The infill extension will be flush with the existing front elevation and will be in materials to match therefore hardly noticeable within the context of the dwelling as a whole. The front dormers as amended appear well balanced with roof slope still visible. They are subservient and will not impact upon the character and appearance of the street scene where other dormers are visible.

The rear dormer will not be clearly visible within the street scene. Although there is a footpath to the rear, the building is close to the rear boundary with vegetation along the boundary. The dormer will be enlarged from existing and will be along the full width of the roof slope. It is noted that this will be visible from neighbouring properties. However there will be no visual harm to the character and appearance of the existing building or the surrounding locality.

Residential amenity

The extension and front and rear dormers will not not result in any loss of light or overbearing impact due to their scale and siting relative to adjacent residential properties.

There has been an objection from an occupier of 1 Oxon Court which is to the rear of the site. This property is at a higher level and approximately 13 metres from the proposed dormer. It is however at an acute angle and not directly to the rear. In this case therefore there is not considered to be a risk of any serious loss of privacy. The openings are also conditioned to open to the right only (when viewed externally) to limit the potentially more extensive views from the site, which could currently be the case with the velux to the bathroom.

The existing dormer overlooks the listed building Shoreham Court which is over 25 metres away, therefore no overlooking would occur which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The bedroom windows in the rear dormer hereby permitted shall at all times be right hand opening only (when viewed externally). The window shown as serving the ensuite shall be fitted with obscure glazing and shall be non-opening below 1.7m above the level of the floor. The windows shall not subsequently be altered in any way.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 3rd October 2023

Authorised by: Peter Barnett Date: 3 October 2023