Development Management - Delegated Officer Report

Application Number: AWDM/1438/23 Recommendation – APPROVE

Site: 134 Old Shoreham Road, Shoreham-by-Sea, BN43 5TE

Proposal: New window in front gable

Date of site visit: 07.02.2024
Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is positioned on the east side of Old Shoreham Road, Shoreham, and is a middle of terrace, two storey dwelling. The property has a rear extension across the full width of the dwelling, and it also has a long rear garden which abuts a rear access to garages to the properties on this section of Old Shoreham Road and also serves garages to the rear of Connaught Avenue being the road to the rear of Old Shoreham Road.

Many properties within this section of Old Shoreham Road and locality have extended in some form, including rear extensions and roof dormers.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Provide a triangular window within the existing front gable end above the first floor measuring approx. 1.3m wide at the bottom x approx. 1.5m high at the side.

Relevant Planning History:

AWDM/1408/23 Application for a Lawful Development Certificate for proposed rooms in roof consisting of rear dormer with Juliet balcony and front rooflights. Added roof lights to existing single storey extension. **Approved 18.01.2024**

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal comprises the provision of a triangular window above the first floor front window on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The street scene comprises two storey terraced housing, and the different terraced strips, whilst similar, have slightly different designs. The strip of terracing, comprising 8no. dwellings, in which no. 134 is part, has a large gable front outrigger within the roof section of the dwelling, which is straddled over the two properties no.'s 134 and 136. This roof gable type and design is copied in the next two dwellings either side of the application site etc., making 4no. wide gables in total.

The next terrace to the south, also comprising 8no. dwellings, have single gables within the roof, over the first floor windows. The sets of terrace dwellings next to these ones with front gabled roofs, have no gabled roofing sections, the first set to the south have two storey square bay frontages and the next set have ground floor bays and a mono pitch roof over. The point is that although there are more than 60no. dwellings in the terrace row along this stretch of road, they all have differences. Some also have rooflights to the front; others have front dormers; another has an inset dormer; and the application site also has front solar panels.

The character of the street is thereby one of similarities but also variations, and thereby it is considered that the provision of a triangular window in this part of the shared gable roof frontage, will not be out of character to the other paraphernalia that exists on neighbouring roofs/frontages along the street.

The proposed window is to the front of the dwelling and whilst the window can be looked out of, it is considered that it will not result in any material harm onto the existing neighbouring properties by way of negative overlooking, as what can be viewed is unlikely to be materially different from what can currently be viewed out of the first floor window, and the property in fact faces directly over the river rather than any houses.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 28.02.2024

Authorised by: Peter Barnett Date: 28 February 2024