Expiry Date -16/10/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0032/23 Recommendation – APPROVE**

**Site: 6 Mulberry Close Shoreham-by-sea West Sussex BN43 6TF**

**Proposal: Proposed dormer to south side roof slope and 6No. roof lights to north side roof slope**

**Date of site visit:** 07/08/2023

**Neighbours checked:** Y

**Additional neighbour notifications:** Y – re-notified on 30/09/2024 of description change and revised scheme

**Site and Surroundings:**

The application property is situated on the west side of Mulberry Close within a low-density residential area of North Southwick. The property is a detached bungalow comprising a mix of facing brick and white render elevations with a contrasting tile hung pattern to front gable face, a plain tiled gable roof, and white UPVC openings. The property reflects the prevailing character of other properties along this section of road in terms of form, scale, plot size, and alignment. Attached garages project forward of the principal building line and front accesses are recessed. Ground levels rise from south to north at a fairly steep angle meaning No. 7 to the north is stepped up and No. 5 to the south is stepped down from the application property.

The property is not located within a Conservation Area, is not a Listed Building, and there are no protected trees nearby.

**Proposal:**

Permission is sought for a dormer to the south side roof slope and 6No. roof lights to north side roof slope to create rooms in the roof including 2No. bedrooms and a lounge. 3No. side (south) facing windows are proposed. The dormer would be finished using matching plain tiles, the roof would be flat and finished in felt, and the windows would be matching white UPVC. The dormer would measure approximately 11.7m wide and 2.35m high. The 2No. rearmost south facing windows and the 6No. roof lights would be glazed with obscured glass and non-opening up to 1.7m above floor level.

**Representations:**

1 representation was received from the adjacent neighbour to the south No. 5 in response to the original plans, objecting to the proposal. The representation read:

*'The windows in the application will face south so that they overlook my back garden and also look down on my toilet and bathroom. If the glass is frosted or patterned I don't see a problem.'*

No representations have been received in respect to the amended plans.

**Consultations:** None undertaken.

**Relevant Planning History:**

Permission granted at:

- No. 3 for Application for Certificate of Lawfulness for proposed dormer to South elevation, North facing rooflights and East and West facing first floor windows under AWDM/1138/19, decision issued 09 Sep 2019.

- No. 2 for Lawful Development Certificate for proposed rooms in roof with side dormer to south elevation, 4no. roof lights to north elevation and a window to each gable on front and rear (east and west) elevations under AWDM/1508/18, decision issued 05 Dec 2018.

- No. 1 for Application for Certificate of Lawfulness for proposed side dormer to south elevation under AWDM/0679/16, decision issued 29 Jun 2016.

**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 upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

***Visual Amenity***

The proposed dormer would be readily visible from the street scene along Mulberry Close but would not compromise the visual amenities of the area in view of the surrounding context which exhibits many dormers of a similar form and scale to what is proposed here, namely No's 1-3 Mulberry Close to the

south. Whilst it is noted that properties No. 1-3 have achieved their respective roof extensions via permitted development and without the LPA's assessment of its relationship and impact with surroundings, this nature of development is clearly established within the street scene and the addition of a similar style dormer at the application property would not give rise to any concerns on visual amenity grounds. In any event, the dormer would be in proportion with the scale of the host dwelling and would appear subservient (some approximately 0.75m under ridge height and set-back approximately 0.4m from the existing south side wall). The proposed materials would reflect the prevailing character of the dwelling and surrounding area. Similarly, the roof lights proposed would pose no adverse impact given they are an established feature in the street scene and suitably positioned and proportioned.

The proposal is acceptable on visual amenity grounds.

***Residential Amenity***

The proposed dormer by virtue of its siting and scale would not have a materially overbearing or overshadowing impact on surrounding neighbours. Irrespective of this, the only side (north) facing windows to No. 5 serve a toilet and bathroom which are non-habitable rooms.

Only the proposed forward-most south facing window would be clear glazed. No unneighbourly overlooking is anticipated to arise from this window given its relationship with surrounding neighbours; the outlook from this window would be onto No. 5's garage roof and north roof slope. The concerns raised by the occupant of No. 5 in the representation submitted in response to the original plans are considered to have been sufficiently mitigated as a result of successful negotiations with the agent in respect to the 2No. rearmost south facing windows which have been revised to be glazed with obscure glass and non-opening up to 1.7m above floor level. This has also been agreed for the north facing 6No. roof lights. The continued use of the windows as such can be secured by a condition of planning permission. There would be no loss of privacy for neighbours as a result of the proposal.

There are no residential amenity grounds to resist the proposal.

**Recommendation:**

**APPROVE** subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. Obscure Glazed Windows

**Informatives:-**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the

application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Jason Albon Date: 15.10.2024

Authorised by: Peter Barnett Date: 15 October 2024