Development Management – Delegated Officer Report

Application Number: AWDM/1287/24 Recommendation: APPROVE

Site: 6 Ravensbourne Avenue, Shoreham-By-Sea, West Sussex

Proposal: Rear dormer extension

Date of Site Visit: 11th November 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the corner of Ravensbourne Avenue and Ravensbourne Close. It has a part 'chalet-style' with low eaves and rooms in the roof space served by front and rear dormers and a two storey gabled projection at the front.

Permission was granted under AWDM/0023/22 for the demolition of the garage and construction of a new attached flat roofed garage at the front sitting alongside the two storey front projection. A first floor extension was also approved at the rear over the existing ground floor extension with a new ground floor extension across the remainder of the rear of the house. The first floor extension has a gable similar to that at the front.

During works and following an enforcement enquiry it was discovered that the extensions had not been built fully in accordance with the approved plans. AWDM/1672/22 was submitted with amended plans to show the changes as built. Generally the changes included the extensions being higher than originally approved. Approval was given to the development as built. The south side window was conditioned to be obscurely glazed and non opening except for above 1.7 metres finished floor level.

The current application seeks consent for an extension to an existing rear dormer window that currently serves a bathroom. The applicant seeks consent to enlarge this dormer to create a larger bathroom. Amended plans have been received showing the opening of the window to be reversed so the openings are further from the boundary and onto the rear garden of the host dwelling. The window is also to be made slightly smaller.

Representations

1 representation received from the owner/occupier of no. 4 Ravensbourne Avenue.

- Loss of privacy and outlook.
- Applicants have already extended their property and also no. 4.
- Existing bathroom windows are obscured but the fanlight and full length south facing opening window look directly into private patio area.
- The windows should be reversed and checked at 1.7 finished floor level.
- The increased height of the extensions, which was unexpected, is overbearing and oppressive. The property is higher up the hill and dominates mine. Small plot and small garden.
- Do not want to be overlooked and overheard.

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 (December 2023)
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 dormer enlargement is to the rear of the dwelling, it will be visible to the rear in views from Ravensbourne Close across the front of the neighbouring bungalow to the rear. It will however not be visually harmful being a subservient addition to the building set in from the side of the dwelling and projection onto the flat roof below. Materials to be used will match existing. This is not a feature which would warrant a refusal in this case.

Residential amenity

An objection has been received from the occupier of the adjacent dwelling. There is concern in relation to the previously approved development at the application site. This has consent and the condition relating to the side window has been reaffirmed with the applicant's agent. Consideration here is for the impact of the dormer extension only.

The window as existing serves a bathroom and faces towards the rear garden of the adjacent property, no. 4. The dormer extension will bring the window closer to the rear garden however the impact will be unchanged. The concern is that when the windows are open they overlook the rear garden as these are both a high level opener and side opener. However this is the current situation. The applicant's agent has agreed to the side opener being reversed so that when open overlooking is to the host dwelling. This therefore improves the current situation and reduces overlooking. The window is also slightly smaller than originally submitted. It is not possible to insist on a top opener only in this case due to the existing window and relationship between the properties. There would be no justification for refusal in this case. There will be no loss of light, outlook or increased loss of privacy than currently exists.

To the rear is the blank side elevation of the neighbouring bungalow and there will be views of the dormer from properties within Ravenbourne Close however no adverse impact will occur in terms of overlooking, loss of light or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The window in the dormer extension hereby permitted shall be obscure-glazed with the side opener to open to the right when viewed internally. It shall not be altered in any way.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 3rd December 2024

Authorised by: Peter Barnett Date: 3 December 2024