Development Management - Delegated Officer Report

Application Number: AWDM/1680/21 Recommendation – APPROVE

Site: 113 Crown Road, Shoreham-by-Sea, BN43 6GD

Proposal: Single storey rear extension, hip to gable roof extension and rear dormer

Date of site visit: 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 property lies on the north side of Crown Road in Shoreham and is a semi-detached bungalow with a gabled, forward outrigger section. Its adjoining neighbour is a mirror image of the application site.

The street scene is characterised by semi-detached bungalows of similar/repeated designs, some with and others without the gabled forward outrigger section. Most are brick faced.

The property is not a Listed Building or in a Conservation Area.

Proposal:

The proposal seeks permission to undertake:-

- A single storey flat roof rear extension measuring 6.35m wide x 3.5m deep x 2.8m high;
- A hip to gable roof extension measuring 23.76m^3
- A rear flat roof dormer extension measuring 23.4m^3
- 3no. rooflights to resultant front roofslope

Consultations: None

Representations: Objection from 33 Longshore Drive

- Loss of privacy of my garden and back rooms of my house
- Windows will overlook
- Loss of outlook

Relevant History: 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 2021

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 amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Many of the properties within the street scene have undergone extensions of some form, predominantly single storey rear extensions and some also have roof extensions which include hip to gable and/or dormers. Indeed, nearby no. 119 and no. 98 Crown Road have undergone construction of dormers and a hip to gable, and no. 98 also has a rear extension.

The provision of a gabled roof on the application site will thereby not be out of character and the rear dormer extension will also be acceptable within the locality. The agent has also submitted the cubic capacity calculations of the roof extensions to clearly indicate that they would also be permitted development in volume terms.

The property to the rear is angled from the application by some 45^{o}, and thereby this angle will diffuse possible overlooking to or from each other providing oblique views only. Further, there is a separation distance of some 23m plus from the application site to the properties at the rear. This distance is considered acceptable from a planning perspective. The bedrooms will be able to view into/over the rear gardens of the properties to the rear, however, this is not considered to be unreasonable with regard to normal residential viewing of a mix of properties that coexist.

The introduction of 3no. rooflights into the front roofslope will also be in character with the street as others have provided them too, and again, the separation distance from the application site to those opposite are well over 20m thereby there will be no material loss of residential amenities to those properties.

A window is shown in the gable end of the hip to gable extension, and in line with Government guidelines it would not be unreasonable to condition any approval that this window be obscure glazed and fixed to be permanently non-opening.

The rear extension has a depth of 3.5m which is in accordance with guidance as set out within the SPG 'Extensions and Alterations to Dwellings'. It would though, be reasonable to apply a condition to any permission, that there shall be no windows in the side elevation without the prior permission of the LPA.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Obscure glaze gable window
5. Windows

Informatives:-

1 Approved without amendments

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

Case Officer: Eve Hearsey Date: 28.10.2021

Authorised by: Peter Barnett Date: 1 November 2021