Development Management - Delegated Officer Report

Application Number: AWDM/0543/20 Recommendation – APPROVE

Site: 8 Winterton Way, Shoreham-By-Sea

Proposal: Proposed loft conversion including dormers and rooflights to front and sides. Single-storey extension to rear. New covered area to south side with extended pitched roof.

Date of site visit: No site visit - used photos from agent and Google Street view.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached gabled roof bungalow with garage attached to the north side, carport to the south with garage behind, a rear hip roofed projection with flat roof rear extension. Consent is sought to convert the loft of the dwelling with a proposed front flat roof dormer, increase the height and width of the rear projection to incorporate dormers on the north and south side and to create an enlarged, single storey flat roof extension. The plans also show the carport covered area to the south side.

The street comprises of bungalows of differing style and appearance. Many have been extended and altered and various development is visible from the application site including many examples of flat roof dormers.

Amended plans have been received which show the front dormer reduced in scale to be more in keeping with the adjacent development at no. 10. These plans are for consideration here.

Representations

None received

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Assessment

The front dormer will be visible within the street scene. This has been reduced in scale to be more consistent with the adjacent dwelling and to be subservient in appearance to the existing bungalow. As stated above there are many front flat roof dormers visible within the street scene and this is therefore not out of keeping. The overall scale of development, although enlarged and resulting in increased bulk to the rear of the property the building, will still appear in the street scene as a bungalow and be consistent with other bungalows adjacent. The rear projection will increase in height yet will not extend beyond the height of the main ridge. The addition of dormers to the sides of the rear projection is replicated to the south at no. 4.

The proposed dormers on the north and south side will face onto the adjacent similar rear gables at the neighbouring bungalows. No 10 to the north has a large rear addition similar to that proposed here with velux to the side and a rear dormer. No. 6 to the south has a blank roof slope. The proposed dormers are to serve a staircase and a bathroom and both will be obscurely glazed. A condition is attached below to ensure this and that they have top opening windows only. There will therefore not be any loss of privacy here. The enlarged roof will not give rise to any loss of light or overbearing impact either, although there are ground floor windows on both sides facing the development, these currently receive little light facing onto the side boundary, there is also some spacing between the buildings which will not result in a significant change here. The existing car port on the south side also currently impacts upon the adjacent windows at no. 6, these appear to be obscurely glazed and secondary, no greater impact will result.

The rear single storey addition will be an increase in footprint from that existing extending no further to the rear however increasing in width. There is spacing between the extension and the boundaries with side which will limit any impact here. There is a garage at the application site on either side of the property. There are no side windows which will be detrimentally affected 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. No additional windows on the north or south elevation of the extension or roof slopes.

5. The dormer windows on the north and south elevation shall be obscurely glazed and non openable except 1.7 metres above finished floor level.

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

1. Pro active with amendments

Case Officer: Hannah Barker Date: 7th May 2020

Authorised by: Peter Barnett Date: 7 May 2020