Development Control – Delegated Officer Report

Application Number: AWDM/0938/14 Recommendation – Approve

Site: 112 Downside Shoreham-By-Sea West Sussex

Proposal: Loft conversion including front and rear dormer and hip to gable

Date of site visit: 7.8.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow. The surrounding area is an outer residential suburb of Shoreham, opposite Buckingham Park.

The proposal consists of:

A front dormer to measure (at max) 1.7 metres in height, 5.4 metres in length, and 1.5 metres in width

A hip-to-gable roof extension and rear dormer to measure (at max) 4 metres in height, 8 metres in length, and 3.4 metres in width

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The proposed front dormer would sit reasonably comfortably within the roof slope due to its sensitively designed proportions that leave ample space between it and the outer edges of the roof slope.

Front dormers of various designs, some bulkier than the current proposal, exist on most bungalows in the immediate street – this feature is now an established element of the street scene, and a further dormer would not be obtrusive.

The rear dormer would be much larger. It, and the hip-to-gable roof extension, would add considerable bulk to the bungalow, altering its appearance. However the rear dormer would not be conspicuously visible from public view in the street, and not be of an inappropriate scale to the host building. There would be, at least, a gap between the bottom edge of it and the eaves of the bungalow. It will be built of matching exterior materials and finishes. Many neighbouring bungalows exhibit hip-to-gable roof extensions already, so much in fact that this feature is now an established part of the appearance of the street scene. A further one would not be obtrusive.

It should be noted the hip-to-gable roof extension and rear dormer could be built under “permitted development” (work that does not require the submission of a planning application), and an equivalent visual impact would result.

Residential amenity

The neighbours principally impacted upon by this proposal are those to either side and at the rear (it is physically removed from the remainder).

Neighbours to rear

The rear dormer would allow for first floor views into the neighbours at the rear. However with over 20 metres distance between it and those neighbouring buildings, direct views into the private rooms of neighbours would be filtered - so although overlooking would arise, it would not sufficient to cause unacceptable loss of privacy.

Neighbours to west and east

Set above the eaves and positioned well within the roof slope, the front dormer would be physically removed from the windows of neighbouring buildings to avoid harm. The hip-to-gable roof extension and rear dormer would add bulk to the building. However this would be massed above the eaves, with some 3 metres retained between the flank of the neighbouring building to the west and the proposed roof gable. All this would be sufficient to negate the potential for adverse overbearing and overshadowing.

Views from the rear dormer would be oblique onto both neighbours to either side, and the front dormer would overlook the public street. The first floor bathroom window in the west gable can be made obscured by condition. All this means intrusive overlooking would be avoided.

It should be noted that when assessing the impact on neighbours the hip-to-gable roof extension and rear dormer could be built under “permitted development” (work that does not require the submission of a planning application), and an equivalent impact onto neighbours would result.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials/finishes to match
4. First floor window in west elevation be obscured

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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? N

Case Officer: Matthew Porter Date: 20-8-2014

Authorised by: Gary Peck Date: 20 August 2014