Development Management - Delegated Officer Report

Application Number: AWDM/1140/23 Recommendation – APPROVE

Site: 16 Kingston Way, Shoreham-by-Sea, BN43 6YA

Proposal: Single storey rear extension with roof lights, hip to gable roof extension, side dormers.

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 is a detached, hipped roof bungalow positioned on the south side of Kingston Way, Shoreham, and runs parallel to the A270 Upper Shoreham Road, a landscape buffer runs between the two roads and separates them from one another. The street comprises predominantly detached, hipped roof bungalows, of similar design to one another.

No. 16 has an existing rear conservatory plus outbuildings at the back of the rear garden. It also has a vehicular access, drive and garage, gained from the side section of Kingston Way to the west, and the access to the site runs directly to the rear of no. 17

The neighbouring properties at no.'s 17 to the west and 15 to the east, both have real extensions also, plus no. 15 has a covered way and side extension up to the mutual boundary with no. 16.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Remove existing rear conservatory
- Provide rear single storey flat roof extension shown to measure approx. 8.85m wide x 3.7m deep x 2.9m high
- 2no. glazed roof lights within the flat roof
- Hip to gable the rear (south) roofslope
- Dormer on east roofslope measuring approx. 5.9m wide x 3.4m deep x 2.7m high
- Dormer on the west roofslope measuring approx. 5.9m wide x 3.2m deep x 2.7m high

Relevant History: None

Representations: None received

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

Visual & Residential Amenity:

In order to accommodate the side dormers, the rear, hipped roofslope (south), will have a hip to gable addition to it. This will thereby create a usable loft area which can be converted into living accommodation for the dwelling. In this case, providing 2no. additional bedrooms; an en-suite; and a bathroom.

The existing rear conservatory will be removed in order to provide a full width ground floor rear extension. With the removal of some internal walls, the rear extension will provide a large, open plan living/dining/kitchen area, and glazed bifolding doors from the new extension will open to the existing rear garden area. The new rear extension will be the same depth as the existing conservatory, but it will be wider, up to the existing side elevation, bringing the built form closer to no. 15.

Both of the neighbouring properties have rear extensions, and no. 15 also has a side covered way extension plus a rear extension to the side boundary with no. 16. The proposed new rear extension will come close to this mutual boundary. Although close, it is not considered to result in unacceptable overshadowing to no. 15, given the structure that they have on their side boundary.

The rear extension will be slightly nearer to the neighbour to the west, no. 17 than the existing conservatory, by approx. 1.7m, and given that the position of the new rear extension, it is not considered to result in any material overshadowing to that property either.

The properties to the rear within Franklin Road are over 20m distant, and thereby will not be effected by the proposal.

Notwithstanding that the new rear extension will be replacing a conservatory, it is considered to be reasonable to limit new windows within the side elevations by way of a condition.

The new side dormers and the rear extension, will be no closer to the neighbouring properties than the existing envelope of the bungalow, being some 1.5m distant. Each side dormer will have 2no. new windows, one serving a bedroom and the other a bathroom. All of the windows within the dormers will be obscure glazed and non-opening below 1.7m.

The hip to gable roof extension will not be an overdominant feature of the property, particularly given that it will be assimilated within the side dormers.

The dormers will be viewed within the street, but it is noted that no. 13 has similar roof dormer to that proposed, thereby it is considered that the dormers will be in character with the street scene. They have been reduced in width to fit more comfortably within the roofslope.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows
5. Obscure glazed windows

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 17.10.2023

Authorised by: Peter Barnett Date: 17 October 2023