Development Management – Delegated Officer Report

Application Number: AWDM/1426/24 Recommendation: APPROVE

Site: 5 Mardyke, Shoreham-By-Sea, West Sussex

Proposal: Room in roof with rear dormer and front roof lights plus retention and remodelling of existing garden building, including removal of pitched roof and conversion to studio with kitchen and shower.

Date of Site Visit: 25th November 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with integral garage and front gable projection. There is an outbuilding in the rear garden, a front garden and off street parking on the property frontage. There is a rear, flat roof extension to the bungalow also. The street comprises a variety of types and styles of bungalows and chalet bungalows, many of which have been extended and altered, and houses are visible within the context of the site.

Consent is sought to convert the roof space with a rear dormer and front roof lights. This development would not require planning permission if the materials to be used were to match existing. In this case the plans show white composite cladding to be used to the front of the dormer and metal sides therefore consent is required in this case and is assessed below.

The proposals also include the remodelling of the garden building to the rear garden. This building is a hipped roof, timber clad building which the plans show to be a bar and home office with no kitchen or bathroom facilities. The proposed plans are to create a flat roof and clad the building with white cladding, to remove the wood store and alter the openings to the frontage and add a window to the rear. A kitchen, WC/Shower and living space is to be created within the existing building. The single storey rear extension to the bungalow is also to be removed.

Representations

1 representation received for the owner/occupier of the adjacent dwelling no. 6 Mardyke, neither objecting or supporting.

- Would the building need planning permission - it is 6 years old?
- Building is full width of garden.
- Are they going to add drains and water supply to the building?

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 2024)
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 proposed changes to the roof of the bungalow are considered to be acceptable in this case. The roof lights and change to cladding of the front gable will be to the front elevation. There will be public views of the side of the dormer, the use of composite and metal cladding will add character and upgrade the appearance of the bungalow. The rear dormer and changes to the outbuilding will be visible from neighbouring properties. The dormer could be permitted development if the materials matched, the materials proposed are a variation however this would not be harmful. There is a large box dormer at the adjacent bungalow.

The appearance of the out building will be altered significantly, both with the changes to the roof and materials. These changes would not warrant a refusal in this case; outbuildings such as this are commonplace in the rear gardens of properties within residential areas such as this.

The building will be altered to include a kitchen and shower facilities, the character of the site will not be altered in this case as the building will remain ancillary with no use of the building as a self contained unit. A condition is attached to ensure that this is the case.

Residential amenity

The main property to be affected is the attached bungalow. The proposed rear dormer will overlook the rear garden adjacent; however, as stated above, a similar sized dormer could be constructed under permitted development. There would be in

excess of 22 metres between the proposed dormer and any properties to the rear therefore no direct overlooking would occur.

The outbuilding is currently visible from the rear of the adjacent bungalow. This relationship will remain with some changes to the openings. It is not considered that these changes would warrant a refusal in this case. There will be mutual overlooking between the outbuilding and the neighbouring dormer. The scale will be reduced which would limit its impact. The adjacent owner/occupier has made representations relating to the need for water and drainage to the building, this will be required however is not a matter for consideration in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans to include composite cladding and metal cladding to the dormer, outbuilding and front gable.
4. No additional windows on the north or south elevation of the extension.
5. Ancillary building only.

Is recommendation contrary to letter(s) of representation Y

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.

Case Officer: Hannah Barker Date: 16th December 2024

Authorised by: Peter Barnett Date: 17 December 2024