Development Management - Delegated Officer Report

Application Number: AWDM/0152/21 Recommendation – APPROVE

Site: 91 Hammy Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed rooms in the roof, including front and rear dormers, 1no. rooflight to front roofslope and 1no. first floor window to west elevation.

Date of site visit: Not visited use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a street of both semi detached and detached bungalows, many of which have been extended and altered with loft conversions and flat roof dormers windows to the front and side.

Consent is sought here for a front and rear dormer with roof light to the front. Amended plans have been received which show the front pitched roof dormer altered with a flat roof design. Officers advised that the flat roof design was more suited to the existing character of the locality where flat roof dormers are commonplace.

The plans also show a proposed side bathroom window in the side gable.

Representations

1 representation received from an occupier of a property to the rear of the site - they object to the rear dormer as it will result in a direct view into their kitchen, lounge and rear garden, the rear of the property will be completely overlooked and take away all privacy. Velux windows have been used in many properties and are far less intrusive.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Visual amenity

The dormers as amended are both of flat roof design and match in appearance those nearby within the street scene. The rear dormer is wide however it is not dissimilar to others in close proximity to the site and is not detrimental to the character and appearance of the area. It is likely to be permitted development if constructed on its own. The front dormer is positioned above the ground floor window and is considered to be sympathetically designed in keeping with the existing bungalow and street scene. Materials will match existing and the proposal can therefore be supported.

Residential amenity

The dormers will be visible from neighbouring properties. The front dormer will overlook the street however no greater overlooking will occur than already exists. The rear dormer will increase overlooking the properties to the rear. However consideration must be given to the impact of any development which may occur under permitted development. A rear dormer could be built without planning consent and therefore the impact would be the same as in this case. It is therefore not possible to resist such a development in this case. A refusal cannot be warranted here despite the resultant overlooking.

No loss of light or overbearing impact will occur as a result of the proposed dormers.

The proposed side bathroom window will be considered to be obscurely glazed and top opening only. It faces onto a blank side gable however there are ground floor windows on the side elevation of the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The first floor bathroom window on the west elevation shall be fitted with obscure glazing and with opening about 1.7 metres only.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 6th April 2021

Authorised by: Peter Barnett Date: 6 April 2021