Development Management - Delegated Officer Report

Application Number: AWDM/0447/15 Recommendation – Approve

Site: **28 Woodards View, Shoreham-By-Sea**

Proposal: **Pitched roof dormer window to east roofslope, ground floor infill extension on front (north) elevation and installation of solar panels on flat roof of existing rear extension (proposed rear conservatory and solar panels on existing pitched roof at rear to be constructed as permitted development).**

Date of site visit: 8 December 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site was originally a detached bungalow but has been extended and converted to a house. This application seeks permission to construct a pitched roof dormer window to the east roofslope, a ground floor infill extension on the front (north) elevation and the installation of solar panels on the flat roof of the existing rear extension (a proposed rear conservatory and solar panels on the existing pitched roof of the main house at the rear are to be constructed as permitted development).

The proposed dormer measures 2.5m wide, 2.2m high and 3.3m deep. It is to be positioned below the ridge and approximately 0.5m above the eaves. The front extension will infill a recessed area on the ground floor the front of the building. 9 solar panels are proposed on the flat roof and will measure 1m x 1m, angled to be raised by approximately 0.4m above the roof.

Rooflights are shown on the other 3 roofslopes, as per an earlier permission.

Relevant site history

ADC/0325/09 – Additional storey (converting bungalow to a house) with single-storey side extension to rear of garage

ADC/0332/10 - Loft conversion (providing additional bedroom and ensuite with 4 rooflights) and canopy above east side front door (amendment to permission ADC/0325/09)

AWDM/1336/13 - Application for new Planning Permission to replace extant Planning Permission ADC/0332/10 for loft conversion (providing additional bedroom and ensuite with 4 rooflights) and canopy above east side front door (amendment to permission ADC/0325/09)

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 proposed dormer will be positioned on the east side roofslope so will not directly face the street. It is quite large but will not unduly dominate the roofslope and is an improvement over the original design for a gable-style roof extension. There are several examples of dormers visible in the surrounding area.

The solar panels will be at the rear and will not be visible from the street.

The front extension will infill an existing recess and will have little visual impact on the street scene.

Residential amenity

The proposed dormer will face towards the blank roofslope of the neighbouring house and will not directly overlook windows or the rear garden.

The other alterations will not have an adverse effect on residential amenity. The solar panels will sit on the flat roof of a rear extension but will be sufficiently distant from neighbouring properties to not affect light or outlook. The neighbouring house to the west has its own solar panels on its rear roofslope and dormer.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Dormer and west side rooflight to be obscure glazed
4. Permission relates to approved plans

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Precautionary contaminated land
3. PFA

Case Officer: Peter Barnett Date: 14 December 2015

Authorised by: Gary Peck Date: 14 December 2015