Expiry Date – 16/11

Development Control – Delegated Officer Report

Application Number: AWDM/1761/21 Recommendation – Grant

Site: 94 Kingston Lane, Shoreham

Proposal: Proposed conversion of roof space including hip to gable roof extension, rear dormer, new pitched roof over existing rear extension.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/11

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Kingston Lane north of Ashcroft Close. The site backs onto Shoreham Academy grounds.

As built this property has a rear gabled addition, half width, as does its pair. A flat roofed single storey extension has been added to this. Originally brick built the front and side has been clad and painted white. It has a driveway on its south side with a detached garage in the south west corner of the back garden.

Land slopes up from the road and the bungalow is set down from the rear garden level.

No.92, to the north is the paired bungalow which is unextended at roof level but does have a rear conservatory. To the south is a two storey semi detached house with a cobbled finish.

Proposal

Planning permission is sought for a raised gable and large rear dormer together with the addition of a pitched roof over the existing flat roofed rear extension.

Relevant Planning History

SU/263/73 – Sun lounge. Granted.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 15, including 'Development Management Standard No. 1 Space Around Flats and Houses' and 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual amenity

The hip to gable extension will unbalance this pair of semi detached bungalows. However, these bungalows are anomalous in this part of Kingston Lane with the general character being two storey houses. Houses opposite are obscured from view by a tree screen.

This is not a sensitive location and so it is not considered that permission should be withheld for this extension, not least as it could be erected under permitted development.

The rear dormer is large but will not be visible from the public highway. It will be visible from within the school grounds but more than 20 metres from the shared boundary.

The addition of a pitched roof to the existing flat roofed rear extension also causes no visual harm.

Residential amenity

The most affected property is the attached neighbour. The roof extensions to the main part of the bungalow do not harm their amenity.

The addition of the roof over the rear extension will add bulk and increase the height of the extension and, at 6.7m from the original rear wall, there is some impact on the recessed rear window closest to the boundary on the adjoining property. However, the rearmost extension is inset from the existing pitched roof extension and is some 3m from the boundary. On balance, and in view of there being no objection received from the neighbour, it is considered that the proposal will have an acceptable impact.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*

3. Matching materials

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 any representations? No.

Case Officer signed: Peter Barnett Date: 2 December 2021

Authorised and signed by: Gary Peck Date: 5 December 2021