Development Management - Delegated Officer Report

Application Number: AWDM/01107/20 Recommendation – APPROVE

Site: **8 Winterton Way, Shoreham-By-Sea**

Proposal: **Proposed loft conversion including dormers and rooflights to front and sides. Single-storey extension to rear. Proposed glazed gable to rear. New covered area to south side with extended pitched roof. Extension of roof above garage and replacement of garage door with window in connection with conversion to living accommodation (amendment to permission reference AWDM/0543/20)**

Date of site visit: No site visit - used photos from agent and Google Street view and previous assessment.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached gabled roof bungalow with garage attached to the north side, carport to the south with garage behind, a rear hip roofed projection with flat roof rear extension. Consent was granted in May 2020 under AWDM/0543/20 to convert the loft of the dwelling with a proposed front flat roof dormer, increase the height and width of the rear projection to incorporate dormers on the north and south side and to create an enlarged, single storey flat roof extension. The plans also showed a carport covered area to the south side.

The street comprises of bungalows of differing style and appearance. Many have been extended and altered and various development is visible from the application site including many examples of flat roof dormers.

The current application seeks to amend this consent with additional development. An extension is proposed to the north side of the bungalow above the existing garage increasing the scale of the building with additional roof space. Larger dormers are proposed to the north and south of the rear gable which is to be glazed. The garage is to be converted to a room with the garage door replaced by a window to the front. Three bedrooms and two bathrooms are proposed in the roof space.

Representations

Email representation from 17 Feversham Close: -
There is no mention of the oversized window on the first floor (East elevation) on the notification. This is directly looking into the back of our property and garden. We are currently not overlooked with any other surrounding property. This is too big and infringes on our privacy.

Email representation from 7 Winterton Way: - No objections provided that the work is conducted during normal weekday working hours with no weekend work.

Email representation from 18 Feversham Close: - The revised eastern elevation differs greatly from the previously accepted design. The new feature glass gable represents a significant impact on the privacy of our rear garden and main living room. We note that a similar design proposed for 4 Winterton Way in 2012 did not go ahead, we assume for similar reasons.

Email representation from 16 Feversham Close: - I wish to object in the strongest possible way to the new eastern elevation which proposes a new feature glass window, let into a dormer which will overlook our garden and living room. The original plan showed a roof light let into the slope of the roof, to which we had no objection. However this new planned dormer will impact greatly on our privacy and give a clear view into our home. We have already lost a lot of privacy due to the similar extension at no. 10 on the condition they planted trees to screen they have planted one which makes little difference.

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)

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.

Assessment

The front dormer is as was previously approved and is therefore acceptable. The first floor addition over the garage on the north side will increase the bulk and scale of the bungalow however within this street there are other examples where the spacing between buildings has been lost at first floor with similar development. It is not considered that this enclosure of space will be detrimental or out of keeping. The roof form will match that of existing in design and materials.

The rear projection previously permitted comprised of smaller side dormers and a hipped roof to the rear. This has been altered to a glazed gable and enlarged dormers. Amended plans have been received which reduce the width of both the dormers by 700mm from that originally submitted here. It is considered that this increased scale (from the previous consent) is on balance acceptable. The bulk of the development is to the rear and therefore does not impact upon the street scene. There are other similar forms of development within the street with rear projections

and dormers this development will therefore not be harmful to the street scene or character of the locality. The building will still appear in the street scene as a bungalow and be consistent with other bungalows adjacent. As with the previous consent the rear projection will increase in height yet will not extend beyond the height of the main ridge.

The proposed dormers on the north and south side will face onto the adjacent similar rear gables at the neighbouring bungalows. No 10 to the north has a large rear addition similar to that proposed here with velux to the side and a rear dormer. No. 6 to the south has a blank roof slope.

The proposed dormers are to serve a staircase, bathroom and bedroom. A condition is attached below to ensure this and that they have top opening windows only and are obscurely glazed. There will therefore not be any loss of privacy here. The enlarged roof will not give rise to any loss of light or overbearing impact either, although there are ground floor windows on both sides facing the development, these currently receive little light facing onto the side boundary. The existing car port on the south side also currently impacts upon the adjacent windows at no. 6, these appear to be obscurely glazed and secondary, no greater impact will result.

The proposed glazed rear gable has given rise to objections from neighbours to the rear due to concerns over overlooking. Development Management Standard No. 2 states that there should be a minimum of 22 metres between primary windows (i.e. back to back) to protect residents from overlooking. In this case there is a distance in excess of this to the rear boundary of the site therefore a greater distance exists between the rear of the dwellings in Feversham Close and the proposed gable. Therefore there is no ground to insist on the removal of the gable in terms of overlooking, it therefore cannot be resisted here.

The rear single storey addition will be an increase in footprint from that existing extending no further to the rear however increasing in width. There is spacing between the extension and the boundaries either side which will limit any impact here. There are no side windows which will be detrimentally affected which would warrant a refusal in this case.

The plans show the materials to match existing with the introduction of Siberian Larch on the dormer walls and gable wall. This change in appearance of the building is considered acceptable here. It will add variation to the street scene with a contemporary appearance whilst maintaining the general character of the locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans.

4. No additional windows on the north or south elevation of the extension or roof slopes.
5. The dormer windows on the north and south elevation shall be obscurely glazed and non openable except 1.7 metres above finished floor level.

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

1. Pro active with amendments

Case Officer: Hannah Barker Date: 25th August 2020

Authorised by: Peter Barnett Date: 1 September 2020