Development Management - Delegated Officer Report

Application Number: AWDM/0095/22 Recommendation – APPROVE

Site: 42 Adur Drive, Shoreham-By-Sea, West Sussex

Proposal: Rooms in roof consisting of hip to gable roof extension, rear dormer and front roof lights. Replacement/enlarged obscured window to the side.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property and is within a street of similar properties. The building is of hipped roof design and this pattern of development is the original design within the street. Some hip to gable extensions and rear dormers have been added and other alterations and extensions to buildings which has given rise to variation within the appearance of the street scene. There is an existing single storey rear and side extension.

Consent is sought to add a hip to gable roof extension with rear flat roof dormer and front roof lights. Also proposed is an enlarged side window to serve the new stairwell.

The applicant proposes to use zinc for the dormer walls and pebble dash and clay tiles to match existing for the gable roof and wall.

Representations

None received

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 (July 2021)
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 hip to gable extension will be a feature clearly visible within the street scene. Although there are many original hipped roofs within the vicinity of the site there are also some examples of hip to gable extensions which have been carried out nearby. This feature will therefore not represent a detrimental development which will be harmful to the character and appearance of the area. Similarly the large flat roof dormer, although a dominant feature there are other examples of similar development and although visible to neighbouring properties these are not visible within the street scene. Within the context of the locality and the precedent that has been set it is considered that the form of the dormer can be supported. In this case the applicant proposes to clad the dormer with standing seam zinc. A contemporary finish, although dark in appearance as would be the case if tile hung. Tiles to match the existing roof are to be used for the gable and pebble dash render to match existing to the side wall. On balance the use of this material although different from other tiles hung dormers nearby it would not represent a harmful development in this case. A contemporary finish visible from the rear of the property. It will have no adverse impact on the street scene.

The rooflights are visible on the front roof slope and are a modest addition with no detrimental impact.

Residential amenity

The side window is to be increased in size to provide light to the proposed stairwell. This window is adjacent to the side of the neighbouring property. There is a window at the adjacent property however there will be no overlooking due to the side window being obscure glazed. A condition to ensure that this is the case is attached.

The dormer window will overlook the rear of the property and allotments beyond. There will be oblique overlooking to adjacent rear gardens however this is not any greater than that from first floor windows and a rear dormer could be built under permitted development which would have the same impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Zinc standing seam to dormer, pebble dash render to side wall of gable and tiles to match existing roof.
4. The side window shall be obscurely glazed and non openable at all times.

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

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: 7th March 2022

Authorised by: Peter Barnett Date: 11 March 2022