Development Management – Delegated Officer Report

Application Number: AWDM/1154/22 Recommendation: APPROVE

Site: 59 Adur Avenue, Shoreham-By-Sea

Proposal: Hip to gable roof extension and rear dormer.

Date of Site Visit: 16th August 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached bungalow within a street of similar properties however there are some two storey dwellings on the western end of the street.

Consent is sought to add a side hip to gable extension and flat roof rear dormer. The roof is to be finished in tiles to match existing and the dormer is to be clad with composite timber cladding in brown to match the roof tiles.

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 street comprises mainly bungalows which originally matched in form that of the existing property. Many properties have been extended and altered and hip to gable extensions are visible within the street scene. Many large, flat roof rear dormers also

exist and there is a variety of materials visible, including tiles and cladding. It is considered that the proposal here is consistent with the character and appearance of the existing street scene. The materials will complement the existing buildings adjacent and opposite.

Residential amenity

The hip to gable extension will be visible from adjacent properties however it will not result in any loss of light or overbearing impact. The rear dormer will face properties to the rear of the site however the distance is in excess of 22 metres and similar to any impact as a result of a rear dormer built under permitted development. Therefore on residential amenity grounds this proposal could not be resisted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing tiles with brown composite cladding.
4. The first floor side window on the western elevation shall be fitted with obscure glazing and be high level opening only.

Is recommendation contrary to letter(s) of representation Y/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: 17th August 2022

Authorised by: Peter Barnett Date: 22 August 2022