Development Control – Delegated Officer Report

Application Number: AWDM/1038/20 Recommendation APPROVE

Site: 20 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Replacement front dormer, new rear dormer, new slate roof, remodelling of rear single storey extension.

Date of site visit: 18.12.2019 (on previous application)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a semi-detached dormered bungalow on Shoreham Beach estate. The street scene and surrounding area comprises predominantly bungalows, some with front and/or rear dormers of various sizes. Closer to the beach are bespoke design properties some with flat roofs; some two storey.

Harbour Way lies to the north of the application site and are predominantly two storey

Proposal

The application seeks permission to:-

- Replace the existing front dormer with a dormer with a mono-pitch roof, together with a rooflight to the front roofslope;
- Create a rear dormer;
- Link the existing ground floor extensions.

The front dormer will measure approx. 3.75m wide x 1.7m high to the eaves (approx. 9.4 cu.m), and 2.95m high to the top of the roof x 2.5m deep

The rear dormer will measure approx. 7.2m wide x 3m high x 3.8m deep (41.08 cu.m)

The last part of the application relates to the remodelling of the existing rear single storey extension.

Relevant Planning History:

AWDM/1883/19 Replacement enlarged front (south) dormer
Approved 21.01.2020

AWDM/0446/20 Application for Certificate of Lawfulness for rear dormer
Grant 01.05.2020

Consultations: None

Representations: Objection received from 40 Harbour Way

- The increase in size of the rear dormer window directly overlooks two bedrooms, a bathroom and the living room
- Already have our view blocked by the owners adding courses of breeze blocks to raise the height of their garage

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide front and rear roof dormers; a front rooflight; and the remodelling of the existing rear extension.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

Many of the properties within the street scene and locale in general, have front and/or rear dormers. Indeed the adjoining semi (no. 18), and other close neighbours such at no.'s 16, 22, and 24, all have front dormers. The dormer at no. 22 is wider and deeper than the existing dormer at no. 20. There are certainly a variety of dormer sizes within the street.

The earlier permission for the enlarged front dormer, AWDM/1883/19 had a dormer of similar proportions, but it had a flat roof whereas this current application proposes a mono-pitch roof, with the top being just below the ridge of the existing roof.

Given the situation within the street, it is not considered that the amended front dormer will look out of keeping with the visual amenities of the street and will also not detract from its character.

With regard to rear dormers, the application site and its adjoining neighbour no. 18, have existing small dormers; and again other near neighbours have rear dormers, with most notably no.'s 6 & 8 which have full width rear dormers.

A Lawful Development Certificate (LDC) was gained earlier in the year for the rear dormer (AWDM/0446/20). However, the proposed rear dormer is slightly larger than the LDC, and combined with the proposed front dormer takes the cubic capacity to over 50 cubic metres, and thereby exceeds the permitted development figure. This, together with their appearing to be no 200mm at

the eaves at the base of the dormer, are the reasons why the rear dormer is also included within this application for consideration.

The changes to the existing rear extension are minor in that it relates to such matters as bricking up of a window; reducing the size of a window; moving doors. The works being undertaken will result in no material harm to neighbours or the character of the area in general.

Residential Amenity

The neighbouring properties that could be affected by the enlarged front dormer are the immediate neighbour's no.'s 22, and 18, however, as stated above they already have their own dormers and no. 22 has a larger dormer. Thereby, it is not considered that the existing residential amenities of neighbouring properties will be compromised by the enlarged front dormer.

The properties that could be affected by the proposed rear dormer are no.'s 18 and 22 The Marlinespike together with the contiguous properties to the rear namely no.'s 40 and 42 Harbour Way which are two storey dwellings.

No.40 has objected to the rear dormer on the grounds that they believe it will overlook their bedrooms and living room, they mention a bathroom but in planning terms that is not a habitable room and thereby is not a consideration. The property is over 22m distant from the application site and thereby, in planning terms, such a distance is considered not to be materially affected by the proposed dormer.

They also state that that they have lost their view from some additional brickwork undertaken on the garage, however, in planning terms, there is no right to a view, and thereby this aspect is not material to the consideration of the planning application.

The works to the existing rear extension will not result in a loss of residential amenities to any neighbouring property.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. The materials of the dormers shall be in accordance with those stated on the submitted forms and plans

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 20.08.2020

Authorised by: Gary Peck Date: 24 August 2020