Development Management - Delegated Officer Report

Application Number: AWDM/1684/21 Recommendation – APPROVE

Site: 23 Woodards View, Shoreham-by-Sea, BN43 5LH

Proposal: Front dormer, and ground floor rear extension.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is situated within the Shoreham Beach Estate, and is located on the north side of Woodards View, and it is a detached, gabled roof bungalow with a forward and rear, gabled roofed outriggers. The property also has a vehicular access and drive with a garage located at the rear of the drive to the rear of the bungalow.

There is a mix in types of properties in the street, with the neighbouring property to the west, no. 21, being a chalet style detached dwelling with dormers in its side roofslope directly facing over the application dwelling. To the east is a bungalow, and the next 2no. dormered bungalows. There are other dormers within the street and many have had some form of ground floor extensions also. Most of the properties are detached and there is a mix of single storey and two storey dwellings. However a little further west there are a cluster of blocks of 3 storey flats.

Proposal:

This application seeks permission to provide:-

- Remove the gabled roof section off of the rear outrigger;
- Rear single storey extension with hipped, false pitched roof. The extension will measuring approx. 3.43m deep x 3.4m wide x 3.1m high;
- Continue hipped, false pitched roof to cover full width of existing rear outrigger;
- Front dormer with hipped, false pitched roof measuring approx. 3.3m wide x 2.3m deep x 2m high;
- 3no. rooflights to front roofslope

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity

The property is located within the Shoreham Beach Estate, and street scene is characterised by predominantly detached bungalows, many of which have front and rear dormers, and other extensions. There are also groups of 3 storey blocks of flats to the west and north of the application site

A further characteristic of the street is the variation of types of materials used for the dwellings. Some with brick and others with render and brick and others again with a complete render finish.

The proposed works on the ground floor will link the existing but amended rear outrigger with a ground floor extension, which will result in close to a full width rear extension with bifold doors to the rear (north) and a roof lantern in the flat roof, and high level windows in each of the side elevations. Although the rear extension will only be approx. 3.4m wide, it will link into the existing rear section of the house, thereby resulting in an approx. 11m wide extension, and the false pitched roof will follow around both the existing and proposed works. The high level side windows will be approx. 6.5m from the side elevation of no. 25 and approx. 4.10 from the side elevation of no. 21. It is not considered that the high level windows will result in any material overlooking onto the neighbouring residential properties.

The proposed front dormer is small in proportion to the roofslope and is balanced well on the side of the roofslope, keeping away from the roof over the front outrigger. However, the false pitched roof will bring the height up to be abutting the base of the ridge tile, but on balance it will not be unacceptable in design within the street scene.

There are many properties within the street which have front rooflights, therefore the proposed 3no. rooflights will not look out of character.

NB: It should be noted that the rear dormer identified on the submitted plans has not been considered here as the note on the plans state that it will be constructed under permitted development rights.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment
2. It should be noted that the rear dormer identified on the submitted plans has not been considered here as the note on the plans state that it will be constructed under permitted development rights.

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

Case Officer: Eve Hearsey Date: 18.11.2021

Authorised by: Peter Barnett Date: 18 November 2021