Expiry Date – 07/03/22

Development Control – Delegated Officer Report

Application Number: AWDM/0026/22 Recommendation – Grant

Site: 80 Crown Road, Shoreham-by-Sea

Proposal: **Hip to gable roof extension extend roof frontage to lose existing valley, extend front and rear dormers, to be clad with composite board.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14th February 2022

Site and Surroundings

The site is a semi-detached bungalow, located on the bend of Crown Road. It features a hip end to the side elevation with a short ridge, with projecting pitch roof at the front north west corner, and flat roof single storey dormers to the front and rear. It is part render, part red brick finish, with white UPVC framed windows.
It is not in a conservation area and is not listed.

Proposal

The proposal is to form a new side gable by extending the existing hipped roof to the side, but also extending the roof to the front to lose the existing stepped roof form. A flat top will be formed, plus new larger front and rear dormers.

Relevant Planning History: N/A

Consultation: N/A

Representations: None received

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

By virtue of the scale and design the hip to gable extension and dormer extensions are considered acceptable. The street gives clear examples where similar development has been permitted therefore this type of development is nothing out of the ordinary within the area. The use of blue grey cedral cladding, while not visible elsewhere in the street, is not considered to result in harm to the street scene.

In particular the front dormer is set back from the eaves by 1.5m to reduce the impact on the street scene, while the rear dormer goes out to the existing roof plate. Therefore the overall proportions of the roof additions proposed are acceptable. No significant harm to the character of the area will occur as a result of the proposal.

Neighbour amenity

The neighbour who would be most affected would be no.82 beyond the east and side boundary. No.82 has side windows but they are part obscured by a structure on the side boundary. The roof conversion would allow for a study a bathroom and a master bedroom. The Master bedroom appears to have a small side window to the North elevation but this can be required to be obscure glazed by condition. The orientation of both properties lends themselves as not to cause further harm from overlooking as a result of the proposal.

The additional dormer and opening are considered acceptable as they do not appear to create additional harm to the detriment of neighbouring occupiers.

Recommendation APPROVE subject to the following conditions:

1. *3 years*
2. *Materials as specified*
3. *Obscure glaze North side window*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has

been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: Stuart Corbey Date: 03/03/2022

Authorised and signed by: Peter Barnett Date: 3 March 2022