Development Control – Delegated Officer Report

Application Number: AWDM/1032/18 Recommendation – APPROVE

Site: 14 Kingsland Close, Shoreham-by-Sea, BN43 6NQ

Proposal: Hip to gable roof extension to east roof slope with rear dormer.

Date of site visit: 10.08.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a two storey end of terrace residential property, positioned on the south side of the north section of Kingsland Close. A landscape buffer lies to the north of the property, which separates the 'Kingsland Close' estate from Middle Road. The estate comprises a mix of single dwellings, semi-detached and terrace dwellings.

The application seeks permission to construct a hip to gable roof extension together with a rear dormer.

Relevant Planning History:

SU/142/96 Housing Development **Approved 1996**
PD rights removed for extensions and outbuildings exceeding 10 cubic metres.

AWDM/0590/18 Proposed single storey rear extension **Approved 12.06.2018**

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policies 15
Development Management Standard no. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The dwelling is an end of terrace with a parking hardstanding area separating it from its neighbour no. 13. The rear garden length is approx. 11m and backs onto no. 40

Kingsland Close, whose rear garden length is also some 11m, a fence to a height of approx. 2m separates the two dwellings.

The hip to gable extension would likely have been permitted development, but for a condition on the approval of the dwelling which requires planning permission for any extension over 10 cubic metres.

The property to the rear, no. 40 Kingsland Close, has a gable end, and so to have others at the end of terraces, i.e. no.'s 13, 16 and 17. Thereby the proposal for a gable will not be out of keeping with the area.

The dormer is quite large with regard to its height, but it cannot be lowered as there would not be adequate head height within the dormer should that happen. There are no other dormers within the immediate area, but a dormer will be acceptable in principle provided it does not prejudice neighbouring properties.

Residential Amenity

The property which could be affected by the proposal are the direct neighbour no.'s 13 and 15 Kingsland Close, and the properties to the rear, no.'s 40 and 41 Kingsland Close.

No.'s 40 and 41 will be some 20m distant from the rear of the dormer to the rear of those properties and in planning terms, this is considered a sufficient distance so as not to be materially affected the by the proposal.

There is a gap of some 5.7m between the side wall of the application site and the side wall of no. 13 to the east, and no windows are shown within the side elevation of the new gable or the side elevation of the dormer, thereby no overlooking will occur, and a condition limiting the installation of windows would be appropriate on any approval. The overall height of the roof of no. 14 will not be altered, thereby, there will not be any material overshadowing from the new dormer and any that does occur would be limited given the existing roof presence.

No. 15 to the west, is a contiguous neighbour and thereby the gable will have no impact on that property, whilst the dormer would not result in material overshadowing to that property, there would be a degree of overlooking which would not be demonstrably more than that existing from the first floor bedroom window.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans (NB exclude the block plan as this has not been amended)
2. Standard time limit
3. Materials to match
4. No windows in the dormer or side elevation of gable roof

Informative

1. Approved following revisions

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

Case Officer: Eve Hearsey Date: 23.10.2018

Authorised by: Jo Morin Date: 23.10.2018