Development Management - Delegated Officer Report

Application Number: AWDM/1246/16 Recommendation – Approve

Site: 20 New Barn Road, Shoreham-By-Sea

Proposal: Rooms in roof with front dormer to west elevation (side gable and rear dormer to be built as permitted development).

Date of site visit: 2 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow on the east side of New Barn Road. The application is for a flat-roofed front dormer (a hip to gable roof extension and rear dormer are also proposed to be carried out as PD). Work had commenced at the time of the site visit.

The dormer has been constructed abutting the roof of the attached bungalow, which is located to the north and which has a higher ridge.

Relevant site history

AWDM/1008/16 - Householder application for permitted development for prior approval for single-storey rear extension with an overall depth of 4m from rear wall of the original dwelling, maximum height 4m and maximum height of eaves 3m – Prior Approval not required

Consultations

Southern Water – request informatives

Representations

Letter of objection received from the occupier of 22 New Barn Road:

- Dormer overlaps the roof, tiles have been removed and roof cut into
- Work already started
- Will rainwater drain over our roof?
- By overlapping roof they have prevented us from extending upwards
- Loss of privacy to rear

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The front dormer measures 2.8m wide and is positioned 1.2m above the eaves and 0.5m below the ridge. It is positioned adjacent to the roof of the adjoining bungalow although there does appear to be some overlapping of the roof. However, the applicant's architect has submitted a section drawing showing that, while there is some overlap of the neighbouring roof tiles, the development does not cross the party wall. The architect has also advised that rainwater will discharge in gutters to be fitted to the dormer rather than over the adjoining roof.

As such, there are no planning grounds to refuse the application. Concerns from the neighbour regarding encroachment over their property are noted and understood, but it is considered that this is primarily a boundary dispute and not a planning matter.

While not centrally positioned on the roofslope, it is not considered that the dormer will have an adverse visual impact in the street scene where there are numerous examples of dormer windows.

Residential amenity

The front dormer will have no adverse impact on residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

Southern water x 2

Case Officer: Peter Barnett Date: 28 September 2016

Authorised by: Gary Peck Date: 28 September 2016