Development Management - Delegated Officer Report

Application Number: AWDM/2142/21 Recommendation – APPROVE

Site: 53 Longshore Drive, Shoreham-By-Sea

Proposal: Single storey rear extension and roof conversion with rear dormer and front rooflights

Date of site visit: 17th January 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property within the recent redevelopment of the former Southlands Hospital site. It faces north with bungalows in Crown Road to the south.

Permission is sought for a loft conversion with rear dormer and rooflights to the front and a single storey rear extension with monopitch roof, 2.6 metres in depth. Such development is restricted by Condition 21 of the planning consent for the development AWDM/1340/14 which removes permitted development rights for future extensions and alterations.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The front roof lights will be visible within the street scene and will be a modest addition and not harmful to the character of the locality. The rear dormer is appropriately scaled and positioned on the roof slope and the rear extension is limited to 2.6 metres, modest in scale, and both are subservient to the main

dwelling. The dormer will be visible from the south in Crown Road however its impact will not be harmful and it will be viewed within the context of the existing street scene which is characterised by bungalows, many with dormer additions. The changes will create variation to the very uniform new development and the application site will differ from adjacent neighbours. However, the modest scale of the dormer ensures no adverse visual harm will occur. Each case in the future will be judged on its own merits, however any precedent set here will result in consistent and sympathetic development.

Residential amenity

The single storey extension will be adjacent to the boundary of the attached dwelling. Being limited to 2.6 metres it complies with the Council's Development Management Standards which limits such development to a maximum of 3.5 metres in depth. This is well below this limit therefore not considered to have any adverse impact in terms of loss of light or overbearing impact. To the east the driveway creates separation between the properties. The limited depth ensures sufficient garden is retained too.

The dormer will face toward Crown Road to the rear where there are bungalows with dormer windows facing the application site. There is a distance of approximately 26 metres between the proposed dormer and neighbouring windows. It is therefore not considered that there will be any unreasonable overlooking which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. No windows on the east or west elevation of the extension.

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.

Case Officer: Hannah Barker Date: 18th January 2022

Authorised by: Peter Barnett Date: 18 January 2022