Expiry Date - 27/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0136/23 Recommendation – APPROVE

Site: 12 New Barn Road Shoreham-by-sea West Sussex BN43 6HN

Proposal: Replacement of existing front, side and rear dormer with new hip-to-gable roof extension, rear dormer and single-storey rear extension.

Date of site visit: 02/03/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of New Barn Road within a residential area. The property is a semi-detached two-storey household with roof conversion comprising predominantly facing brickwork elevations and a tiled hipped roof with 'wrap-around' flat roofed dormer from front to rear.

The property is set back from the public realm behind a private sloped driveway and shared driveway with the adjacent neighbour to the south No. 10 New Barn Road. The shared driveway separates the properties and leads to paired garages, along with the rear garden spaces of the respective properties. The rear of the application property comprises a single-storey extension fronting a patio area along with a grassed area to the rear of the plot; the garden space is considered to be of a generous size.

The attached property No. 14 New Barn Road is situated to the north of the property on higher ground and exhibits a large rear dormer and rear single-storey extension, garage, and adjacent outbuilding which collectively project deep into their respective garden space. Land levels rise relatively steeply from south to north.

Proposal:

Permission is sought for the replacement of the existing 'wrap-around' front, side and rear dormer with a new hip-to-gable roof extension to accommodate a new rear dormer, along with a single-storey rear extension with associated steps and guarding.

The proposed roof extension and new rear dormer would create an enlarged living space in the roof. The rear dormer would measure approximately 5.5m wide and 3.15m high, by contrast the existing rear dormer measures approximately 4.5m wide and 2m high. The roof extension would create 2No. roof lights to the front (west) elevation and a new side (south) facing window.

The dormer would be finished using matching hung tile cladding and windows would be grey aluminium.

The proposed rear single-storey extension would create an enlarged kitchen and dining area. The existing single-storey extension comprises a flat roof and facing brick elevations measuring approximately 3.1m deep, 3.75m wide, and 4m at maximum height. By contrast, the proposed extension would be comprised of a matching flat roof and matching facing brickwork elevations and would measure approximately 4.3m deep, 5.95m wide, and have a consistent height of 4.05m. Brick steps with pavers and timber guards to either side would project an additional 1.2m. There are 2No. windows proposed to the side (south) elevation, 5-pane bi-fold doors are proposed to the rear (east), along with 2No. roof lights. Openings would be finished in grey aluminium.

Whilst the existing garage would remain in situ, the brick boundary to the south that bridges the dwelling and garage would be partly demolished and extended outwards to accommodate the proposed extension.

Representations: None received.

Consultations: None.

Relevant Planning History:

Planning permission granted at the property for demolition of existing conservatory and construction of single storey rear extension under AWDM/1184/17, decision issued 26/09/2017.

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The works proposed to the roof would result in a noticeable alteration from the view of the street scene. This alteration however is not considered to be to the detriment of the visual amenities of the area and would instead enhance the aesthetic quality of the dwelling by way of its proposed sympathetic form, proportion, and design which would more closely reflect the character of the area; the attached dwelling No. 14 to the north also exhibits a gable ended roof with rear dormer and there are numerous other examples along New Barn Road. The existing roof extensions are unsympathetic and unsightly.

It is noted that the proposed rear dormer is of a generous scale and would dominate the rear roof. Notwithstanding this, it is considered that the dormer would barely be visible from the street scene and would closely match in scale and design the adjacent rear dormer of No.14. It would be situated below the ridge level of the main roof and would not project further than the principal walls of the dwelling.

The proposed rear extension would only be visible from a very small section of the public realm through the narrow opening between the application property and No. 10 to the south. The rear extension would pose no impact to the street scene. The proposed extension would align with the side elevation of the property and harmonise with the existing layout. The proposed scale, massing, and form of the development is considered acceptable when read within the context of the existing dwelling and surrounding area.

Residential Amenity

The most affected properties would be the adjacent neighbours to the north (No. 14 New Barn Road) and south (No. 10 New Barn Road).

The proposed extension would project a mere 1.2m in addition to what already exists, and this would only be marginally in front (approximately 0.12m) of the attached neighbour’s extension to the north at No. 14. The existing gap to this neighbour’s boundary is also being retained. It is therefore considered that the proposed extension would not result in adverse harm to the residential amenities of No. 14.

Whilst it is noted that the proposed extension would be of an increased scale and would project a further distance from the principal rear building line of No. 10, it is considered that it would be located a satisfactory distance away from this neighbour and would not result in an overbearing or overshadowing form of development, owing in part to the generously sized garden of this neighbour to the south of the application property.

Although the 2no. proposed side windows would outlook No. 10, this would not be to an unacceptable degree by virtue of their positioning, proportion and modest size which is consistent with the existing windows to this elevation.

Other Matters

The applicant has sufficiently demonstrated that extending the boundary wall to the south would not compromise access to the occupants' garage, neighbour's garage, or affect the general parking arrangement.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials

Informatives:-

1. 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.

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

Case Officer: Jason Albon Date: 24.03.2023

Authorised by: Peter Barnett Date: 27 March 2023