Development Management – Delegated Officer Report

Application Number: AWDM/1929/22 Recommendation: APPROVE

Site: 37 Southdown Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed rear/side extension and conversion of roof space with rear dormer and rooflights

Date of Site Visit: 24th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a mid terrace Victorian property within the Conservation Area. It has a two storey outrigger as with many of the properties within the street. Consent is sought to add a loft conversion with front and rear roof lights and flat roof dormer. A single storey flat roof rear extension is also proposed infilling the recessed section to the rear.

Amended plans have been received reducing the scale of the rear dormer and removing rooflights to allow for a single conservation roof light to the front and rear roofslope.

Representations: - 1 representation received from the owner/occupier of no. 29 Southdown Road.

The property is within a Victorian Terrace in a Conservation Area and the provision of rooflights on the front elevation would compromise the appearance of the terrace and not be in keeping.

Adur District Conservation Area Group: - Approve

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 Conservation Area.

Visual amenity

The site is within the Conservation Area and therefore any development must preserve and enhance the appearance of the locality. The plans as amended show the dormer reduced in scale and the roof lights reduced to one on either side and conservation style roof lights. The front and rear roof slopes are visible within the street and Conservation Area. As amended the development will be in keeping with the street scene and not detrimental to the character and appearance of the Conservation Area. There are other examples of small flat roof dormers and some rooflights are visible. On balance the proposal can be supported.

The rear extension is within a recess, is of flat roof design and modest in scale in relation to the existing and adjacent buildings. There is a large extension to the north and the extension will abut this, it will not be a high as the neighbouring projection. The extension will not be harmful to the Conservation Area or the character of the existing building. A rendered finish is proposed to match existing.

Residential amenity

As stated above the infill rear extension will be built adjacent to the neighbouring much larger extension; it will therefore be fully screened from this neighbouring property to the north. Equally there will be no impact upon the dwelling to the south as the existing projection at the application site will screen the infill extension.

The dormer will overlook the rear gardens however no greater overlooking will occur than already exists from the first floor windows. This impact is considered acceptable within the residential context.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing and Cons roof lights

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th February 2023

Authorised by: Gary Peck Date: 16 February 2023