Development Management - Delegated Officer Report

Application Number: AWDM/1195/18 Recommendation – Approve

Site: 32 Downside, Shoreham-By-Sea

Proposal: Pitched roof over existing flat roofed rear extension to create 2no. bedrooms at first floor level, dormers to East and West side elevations and first floor windows to South roofslope and North elevation

Date of site visit: 20 August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hipped roof bungalow with a flat roofed extension, 3.5m deep, at the rear. It sits within a line of similar properties and is separated from No.30 to the east by a shared driveway.

It is proposed to construct a pitched roof over the ground floor extension with dormer windows to each side to enable the conversion of the roof space to form two additional bedrooms. The new roof will have a gable end and will increase the ridge length of the bungalow by 7.2m. The dormer on the west side will not contain any windows. The dormer on the east side will have three windows which can be conditioned to be obscure glazed. There are to be no alterations at the front other than a rooflight on the front roofslope.

Relevant site history

AWDM/0409/18 - Hip to gable roof extensions to South and North elevations, side dormers to East and West elevations. Withdrawn**.**

Consultations

None

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 2018)

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 extension is at the rear of the building with the dormers set further back, predominantly within the new roofslope. Within the immediate run of bungalows adjoining the site none of the properties has extended into the roof but there are many examples of front and side dormers further west, including at No.69 which was extended and remodelled with part hipped gables at the front and rear and side dormers (AWDM/0684/16).

The proposal for No.32 has been improved from the previous withdrawn scheme which would have seen more extensive alterations to the detriment of its character and that of the street scene. The current scheme is considered to be more sympathetic and will have less impact on the street scene. The dormers are quite large but do not dominate the roofslope and it is considered that they will have an acceptable visual impact.

Residential amenity

To the east, No.30 is separated from the site by a shared driveway, providing a separation distance of approximately 3.5m. There are several windows along the side of No.30 at ground floor, serving a hallway, bathroom and kitchen. There is also a rear extension with a window on its west side but also openings at the rear.

The proposed extension will have a hipped roof pitching away from No.30 and it is considered that, together with the separation distance between them, the proposal will not have a harmful impact on light to the windows at No.30. The proposed dormer can be required to be obscure glazed to prevent any loss of privacy.

To the west, No.34 has not been extended. The proposed roof extension at No.32 will have some impact on light and outlook to No.34 but the roof will pitch away from the boundary following the same pitch and height as the existing bungalow roof and, on balance, it is not considered that the impact will be harmful. The proposed dormer will add to the bulk but it will be a relatively modest addition which should not be unduly overbearing. It will not contain any windows to avoid overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Obscure glaze windows in east side dormer

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: Peter Barnett Date: 19 September 2018

Authorised by: Gary Peck Date: 19 September 2018