Development Management - Delegated Officer Report

Application Number: AWDM/1864/21 Recommendation – APPROVE

Site: 4 Downside, Shoreham-By-Sea, West Sussex

Proposal: Raising of the roof ridge to create a first floor, with hip to barn end extensions at front and rear with rear extension; rooflights and dormers to east and west roof slopes and first floor windows on north and south elevations.

Date of site visit: 2nd November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow with front bay projection. It is on the north side of Downside where ground level increases to the north. The bungalow is of the original building form and there are some other matching bungalows on the north and south side of the highway. Many bungalows have been altered and extended over time and have differing forms with many examples of gabled roofs. There are two storey dwellings also opposite the site and a gabled roof bungalow to the east directly adjacent to the site.

Consent was originally sought to add a first floor to the bungalow with an enlarged Dutch barn roof form and increased ridge height, this roof design did not replicate any other examples of building form within the street scene and represented a bulky roof form with the proposed use of light blue and slate grey composite cladding, solar panels with a black slate roof. The width of the bungalow was also increased from the original footprint.

Officers could not support the proposed development due to its unique character within this locality where buildings, although varied and altered, do replicate adjacent building form and scale and materials are generally traditional in appearance. It was advised that the first floor roof increase, dormers and barn hips could be supported yet the width of the bungalow should be retained. It would replicate in form other bungalows of this appearance which have been altered in a similar way. Amended plans have been received which show the ridge height increased by 1.03 metres, a 2.9 metre extension to the rear, the width of the bungalow remaining the same, hip to barn hip extensions to the front and rear with an infill extension to the front. Four flat roof dormers are proposed on the side elevations with roof lights. Two bedrooms and a shower room are proposed in the roof space. Materials are to match existing.

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 changes to the bungalow are clearly visible within the street scene. The original hipped roof character of the bungalow will be removed however the barn hip with gable and side dormers will result in a development which is not out of keeping in scale, design or appearance with other dwellings within Downside. There is a gabled roof bungalow adjacent to the east and other gabled roof bungalows to the south, including no. 11 which has been completed with a gabled roof to the frontage and raised ridge. A precedent has therefore been set for this form of development. Flat roof dormers are common within this locality and those proposed are modest in scale. Materials are to match existing. The rear extension at 2.9 metres does not enlarge the building significantly and the works are therefore subservient to the main dwelling and acceptable in terms of visual amenity and character.

Residential amenity

The main properties to be affected by the proposed works are those either side and to the rear of the site. Properties opposite to the south will view the building across the highway however the scale increase will not have any adverse impact and the additional front windows will not result in any increased loss of privacy. To the east is the neighbouring gabled roof bungalow. There is a blank side roof slope and small side flat roof addition. There is spacing between the properties. The increased scale of development will not give rise to any adverse impact upon the residential amenities of the occupiers of the adjacent property. The dormers will be obscurely glazed and high level opening only to not preclude any future development at the adjacent bungalow. There are existing ground floor windows facing the boundary fence and these will be moved slightly and will serve a kitchen, utility and bathroom. In the light of the existing relationship there is no concern in terms of additional overlooking in this case.

To the west is a similar bungalow. The increased scale, including the infill of the front section of the bungalow, will be adjacent to the boundary with this property. Due to the spacing between the dwellings this is not considered to

have any adverse impact in terms of overbearing impact or loss of light. The roof slope to the side has velux windows and as with the east side the proposed dormers are to be obscurely glazed and high level opening only to limit any overlooking and limit impact in terms of future development adjacent. A high level lounge window is proposed which will face onto the blank side wall of the adjacent bungalow. The neighbouring bungalow has a rear gable extension which increases the bulk to the rear of the site. This also exceeds the depth of the original bungalow. The proposed extension will project slightly beyond this however by no greater depth than 2.9 metres. There is spacing between the properties and no significant overbearing impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match
4. Dormer windows obscurely glazed and non opening above 1.7 m and no additional openings

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 4th January 2022

Authorised by: Peter Barnett Date: 4 January 2022