Development Management – Delegated Officer Report

Application Number: AWDM/0463/24 Recommendation: APPROVE

Site: 15 Winterton Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed hip to Sussex hip, roof extension to north roof slope, front and rear dormers, gable end roof extension to existing flat roof over garage, front and rear ground floor extensions and internal alterations. (Alterations to previously approved AWDM/0414/23)

Date of Site Visit: visited when considering previous application AWDM/0414/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is on the west side of Winterton Way a single, detached hipped roof bungalow positioned between the rear of two storey properties in Harbour Way (including 17 Winterton Way) and a bungalow to the south in The Marlinespike. It is of brick and tile construction with an integral garage which projects forward with a hipped roof. There is off street parking to the front and a rear enclosed garden.

AWDM/0995/21 sought consent for a raising of the rodge and hip to gable extension to the bungalow with front and rear dormers and front balcony. This application was withdrawn following officer's advice that the application could not be supported. Following this AWDM/0527/22 was submitted a similar application with roof terrace to the rear and two storey front projection. This was also withdrawn following officer's advice that the proposal could not be supported both due to impact upon neighbouring properties and also character and appearance and street scene. Preapplication documents were submitted and it was considered by officers that the impact upon the rear of no. 2 The Marlinespike would be detrimental due to loss of light to the rear bedroom window. A further application was submitted AWDM/1665/22 and subsequently withdrawn following further advice.

Following this a further application was submitted and approved AWDM/0414/23 which comprised a hip to gable extension on the north side and raising of the ridge by 0.9m, with a front and rear flat roof dormer. The dormers had been reduced in width, the rear flat roof replaced the existing rear hipped roof at ground floor. The roof terrace has been removed. The existing hipped roof garage projection at the front was increased in height and changed to a gable end. A flat roof extension was

proposed at the front. Timber cladding, white render and slate roof tiles were approved. A Daylight Impact Assessment was submitted with this application and it was approved.

The current application is an amendment to this approved application. A further Daylight Assessment has been submitted in relation to the impact upon the dwelling to the south, 2 The Marlinespike. The hipped roof on this side is shown in the current application as a sussex hip, increasing the bulk and scale from the fully hipped roof form which was approved in the previous application. In addition the front and rear flat roof dormers have been increased in width which can be accommodated in this extra roof area. There are also some changes to the windows on the front and rear dormers and an additional flat roof rear extension 1.4 metres in depth.

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 (December 2023)
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

In terms of the overall appearance of the development, the addition of the hip and slight enlargement of the dormers will create a more balanced appearance, it is not considered that the scale of the development will be such to warrant a refusal in this case. The single storey rear extension will be within a recessed area behind the proposed, main rear projection. It will be modest in scale and of no visual harm within the context of the existing building.

As was previously considered the building will have a contemporary appearance with the use of timber cladding, render and slate. Within the context of the street the building would not be out of keeping in terms of design, scale, character and use of materials. The rooms in the roof with dormers, despite the raised ridge, allow the character of the building to be retained as a chalet bungalow. The buildings either side and opposite differ in height and this variation would have no adverse impact.

There are examples close to the site of contemporary development with the use of non traditional materials and flat roof dormers and increased building heights. Within the context of the existing street scene and locality the proposal can be submitted. It is not considered to be overdevelopment, the flat roof additions add to the crisp design and would not be out of keeping here.

Residential amenity

The proposals here will impact the dwelling to the south 2 The Marlinespike, there is a bedroom window adjacent to the boundary. The supporting information states that there will not be a significant loss of light to this window as a result of the amendments set out above. Therefore there would be no justification for a refusal in this case.

The additional width of the front and rear dormer and changes to the windows will be visible from neighbouring properties however there will be no adverse impact, no increased overlooking than would be the case as approved.

The single storey flat roof extension is small scale in depth and adjacent to the proposed projection it is not considered to have any significant impact upon the adjacent occupiers and can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No additional windows on the north or south elevation of the building.
5. Removal of permitted development
6. No use of the flat roof as a terrace or balcony.

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: 7th May 2024

Authorised by: Peter Barnett Date: 7 May 2024