Development Management – Delegated Officer Report

Application Number: AWDM/1490/22 Recommendation: APPROVE

Site: 19 Downside, Shoreham-By-Sea

Proposal: Application for small extensions to ground and upper floors to square them both and adjust the roof. Amended resubmission of previously approved AWDM/0964/21.

Date of Site Visit: Visited to assess AWDM/0964/21

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with front hipped roof projection at ground floor and front, east and west side and rear flat roof dormers with a single storey rear flat roof extension. Consent was granted under AWDM/0964/21 for ground and first floor extensions to the front.

The proposal here is an amendment to this consent, the plans show the ground floor front projection at a slightly higher level with a flat roof to the ridge, the angle of the roof is increased and is steeper.

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 previous application considered in detail the previous proposals. It was stated that the proposed extensions are to the front of the bungalow and will be clearly visible within the street scene. As existing the flat roof dormers are a prominent feature of the bungalow and do not comply with the Council's Guidelines on design yet there are many other similar dormers adjacent and surrounding the site. Some larger scale more comprehensive development has taken place nearby including adjacent at no. 17 where the roof has been extended forward with a full gable with increased ridge height. This gives rise to a dominant feature in the street scene with the application site with hipped roof being of a much more modest scale and subservient appearance.

The principle of bringing the ground floor forward is not harmful in this case the adjacent property has been set forward at ground floor and therefore a precedent has been set for the loss of the original part recessed frontage design. This will infill and bring the west side in line with the east side of the building frontage. A hipped roof to the ground floor will further limit the bulk and scale of the development.

The dormer extension to the front will be in line with the existing front dormer therefore projecting no further forward than existing at first floor. Despite adding to the existing poorly designed dormers representing further poor development which would not comply with the Council's Design Guidance, on balance it is considered to be acceptable in this case. As mentioned the bungalow is limited in scale and prominence when viewed from the street in relation to its neighbours. The dormers already exist and this infilling is not, within this context, significantly harmful to the character and appearance of the existing bungalow or street scene. In this case it can be supported due to the existing development at the application site.

The amendments proposed here do not fundamentally change the character and appearance of the building from that which has been approved previously. The changes are minor and can be supported here.

Residential amenity

The proposed extensions as amended will not have any greater impact than the previously approved scheme. The proposed plans do show a new landing window on the eastern elevation and this is conditioned below to be obscurely glazed and non opening and therefore no overlooking will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the building and the landing window on the eastern elevation shall be obscurely glazed and non openable at all times.

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: 13th October 2022

Authorised by: Peter Barnett Date: 13 October 202