Development Management – Delegated Officer Report

Application Number: AWDM/0449/23 Recommendation: APPROVE

Site: 1 Weald Dyke, Shoreham-By-Sea, West Sussex

Proposal: Proposed rear and side single storey extensions and front dormers with barn hip to gable roof extension.

Date of Site Visit: 4th May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow with barn hipped roof and flat roof front dormer. There are two storey properties opposite the site and chalet bungalows adjacent. There is a detached garage to the side of the bungalow, set back, the garage is to be removed. Consent is sought for a side and rear wrap-around, single storey extension with a continuation of the hipped roof to the front and a low level sloping roof to the rear. Roof lights are proposed in the extension which projects to the rear by 3.8 metres. Also proposed are two front, pitched roof dormers and a roof light, a barn hip to gable roof extension and rooflights to the rear roof slope.

Officers sought amended plans to show a set back of the side extension. The applicant's agent argued that in most cases this would be preferable and agreeable. However in this case the position of the extension would allow for a simple continuation of the roof slope which would appear more in keeping and simplistic in form. Officers agreed and the plans to be determined are as submitted.

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 front dormers, roof extension and the side extension will be visible within the street scene. There are larger two storey dwellings opposite and bungalows adjacent with similar front dormers. The proposed dormers are sympathetically designed in scale and position on the roof slope. The roof extension will increase the bulk of the roof however the design and scale of the building will not be out of keeping in the street scene. The side extension as discussed above, is narrow and subservient and usually a set back would be required however the continuation of the roof allows for a near and simplistic design. It should also be noted that a side extension could be constructed under permitted development which could have a similar appearance and impact upon the street scene. On balance therefore this is acceptable. The extensions are appropriate and subservient to the main dwelling.

The plans show the building to be rendered with timber cladding to the dormers with roof tiles to match. This is considered acceptable within the context of the street scene. There are various building designs and materials used with the bungalow adjacent finished with a slate roof and contemporary weatherboarding. The proposed materials will complement the street scene.

Residential amenity

The main properties to be affected are those either side of the site. To the north the side extension will be closer to the boundary and there are windows adjacent. However these currently have limited out look due to the proximity of the boundary fence, on balance this is acceptable. At 3.8 metres in depth to the rear there would be no concern with regards to the impact upon neighbours. This is only slightly deeper than would be supported in Development Management Standards with properties that are attached or building within 1 metre of the boundary. To the south the garage is also having an impact upon the adjacent dwelling, so this may be an improvement as the garage is currently along the boundary and will be removed.

The dormers will be visible however no loss of light, privacy or outlook will occur. The street will be overlooked but not any private amenity space. The side gable windows are existing and serve bedrooms as existing, this will not change, therefore there is no justification to add a condition to obscurely glaze these windows.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved drawings.
4. No additional windows on the north or south elevation of the extension.

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: 30th May 2023

Authorised by: Peter Barnett Date: 30 May 2023