Development Management – Delegated Officer Report

Application Number: AWDM/0376/25 Recommendation: APPROVE

Site: 16 Fairfield Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension to replace existing. Conversion of roof with hip to gable and front and rear dormers. Front facing rooflight.

Date of Site Visit: 28th April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached, hipped roof bungalow. It is within a cul de sac of similar properties. Much development has taken place within the street with loft conversions, side and rear extensions in a variety of size, scale and design. Much of this development is visible within the street scene and forms the character of the locality.

Consent is sought here for a hip to gable extension with flat roof dormer to the front and rear and front rooflight. Also proposed is a single storey, side hipped roof extension. There is an existing, lean to side utility extension which will be removed.

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 2024)
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 hip to gable extension, side extension and front dormer will be visible within the street scene. There are many other examples of hip to gable extensions, there is no concern with this development. The side extension replaces an existing utility extension however the proposed extension is deeper and higher with a gabled roof to match the proposed side gable roof extension. This extension is slightly set back with a ridge height lower than the bungalow and is a subservient addition, to be built in materials to match existing. It will provide an enlarged kitchen and W.C. There are other examples of side extensions within the street, nos. 41, 45 and 46 all have side extensions which are less sympathetically designed and wider than that proposed. This extension can be supported in this case in terms of visual amenity.

The front dormer is centrally located and smaller than some other front dormers, it will be clad with hardwood cladding which is acceptable in the light of other dormers which vary in materials and finish, the roof light will not be of any concern.

The rear dormer is large with tile hanging proposed to match existing, in the light of the existing dormers surrounding the site it would be difficult to resist such a proposal and a dormer of this scale could be built under permitted development.

Residential amenity

The proposals will be visible from neighbouring properties however no loss of light, privacy or overbearing impact will occur in this case which would warrant a refusal in this case. The hip to gable and side extension are adjacent to the side elevation of the neighbouring bungalow which also has a side gable. There are some secondary windows on this elevation including the roof gable which is obscurely glazed and these windows already have limited outlook onto the side of the neighbouring bungalow. There will be a high level stair window on the side gable, obscurely glazed to avoid overlooking.

The front dormer faces the street therefore no additional overlooking will occur. The rear dormer faces towards the gardens to the rear of the site. There is a distance greater than 22 metres from the dormer and the rear of the bungalow behind the site therefore this is not considered to be an unacceptable level of overlooking. Also as noted above a similar development could be built under permitted development with the same level of overlooking. Therefore this is deemed acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials to match existing with timber clad dormer to the front.
4. No additional windows on the east elevation of the bungalow. The window serving the stairs shall be high level, 1.7 metres above finished floor level and shall be level 3 obscurely glazed.

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: 29th April 2025

Authorised by: Peter Barnett Date: 30 April 2025