Expiry Date - 06/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1523/14 Recommendation – APPROVE

Site: 75 Gordon Road Shoreham-By-Sea West Sussex BN43 6WF

Proposal: Front and rear dormers with hip to barn gable ends (in connection with loft conversion)

Date of site visit: 13/11/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached hip-roofed bungalow on the north side of the road. It has a small rear outrigger. The road is predominantly residential in character.

The application proposes a barn hipped roof with two front-facing and one rear-facing dormer. There would be no new side windows. Materials would match the existing house.

Relevant site history

AWDM/1524/14 - Application for Certificate of Lawfulness for proposed single storey rear extension. Pending consideration.

Consultations None

Representations None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are

the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Hip-to-gable roof extensions can generally be constructed as 'permitted development' and the main considerations therefore relate to the dormer construction at the front.

The front dormers as proposed would together with the barn hipped roof, change the character and design of the dwelling. It is considered however that the enlargement would not appear so great as to present a visually unacceptable impression, especially given the similarly configured dwelling to the east at 77 Gordon Road, which has two front facing dormers, and the physical and spatial context of the property which currently means that it is one of the smaller houses in the road. Overall, the altered frontage even with the greater bulk created by the hipped roof conversion and the projecting rear dormer, which will not be easily seen from the gaps between houses given the limited space to the sides and its position set in from the new wings, would appear acceptable in terms of the general street scene, especially given the use of matching external materials. Whilst the windows in the rear dormer would not align faithfully with the existing windows below and those proposed for the rear ground floor extension, this part of the proposal would be largely out of general view.

Residential amenity

The proposed rear dormers will not result in overlooking other than into backs of gardens but it is not considered to pose a serious risk to privacy. The build would create some increased shadowing at certain times of the day but not such as to lead to unacceptable loss of light for the purposes of neighbouring properties. The added mass of the roof would be prominent compared to the current situation but not unduly overbearing. There is sufficient distance between the house and the properties to the north as to prevent any major risk to their privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match
3. No further side windows
4. Permission relates to approved plans

Informative

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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.

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

Case Officer: Lawrence Simmons Date: 17/12/14

Authorised by: Jo Morin Date: 19.12.2014