Development Management – Delegated Officer Report

Application Number: AWDM/0206/25 Recommendation: APPROVE

Site: 39 Rosslyn Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension and rooms in roof with hips to gables and side dormer.

Date of Site Visit: 7th April 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a chalet bungalow with hipped roof and rear, single storey conservatory extension. There is a small box dormer to the west roof slope. The street comprises many different styles of property, houses and bungalows. Many bungalows are of a similar form and have been altered and extended with dormers of various style and scale, hip to gable extensions and materials also vary.

Consent is sought to add a front and rear gable to the existing bungalow and a side box dormer larger than the existing side dormer. Two bedrooms and two shower rooms are proposed in the roof. A single storey flat roof extension is proposed to the rear to replace the existing extension. It is the full width of the bungalow and 5.5 metres in depth. Materials to be used will match existing.

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 to the front of the bungalow will be visible within the street scene. This is a feature that is very common within the street with most bungalows gabled to the front. There are lots of dormers visible within the street and therefore, although this dormer is large, it is not overly dominant on the roof slope. There is much original roof slope visible; it is set down from the ridge and it is set back mid way along the roof. It is a feature that would not be significantly harmful in this case and would not warrant a refusal. It is likely that it could be constructed as permitted development in its own right.

The rear extension will not be visible within the street scene. It is quite large at 5.5m deep but will not appear unduly cramped.

Residential amenity

The side dormer replaces the existing small dormer which faces a neighbouring dormer. The windows serving the shower rooms are high level and will be obscurely glazed and not opening unless 1.7 metres above finished floor level. This will avoid any overlooking to the adjacent openings.

There is a window proposed in the rear gable, this will face the properties to the rear and gardens either side. There will be a distance greater than 22 metres between the window and the nearest dwelling to the rear so therefore no significant overlooking.

The gables and dormer will create additional bulk to the building however this will not give rise to any loss of light or overbearing impact to adjacent neighbours which would warrant a refusal in this case.

The single storey extension at 5.5 metres is a relatively large addition, however it is in line with the extension to the west and although deeper than the extension to the east there are no windows on the adjacent recess and there is space between the properties. No adverse impact will occur in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing
4. Obscured glazing to the shower room windows in the dormer and non opening except for above 1.7 metres above finished floor level.

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: 8th April 2025

Authorised by: Peter Barnett Date: 15 April 2025