Development Management – Delegated Officer Report

Application Number: AWDM/1273/23 Recommendation: APPROVE

Site: 12 Fairfield Close, Shoreham-by-Sea

Proposal: Ground floor rear extension, hip to gable roof extension with window in new side gable, front dormer and rear dormer with Juliet balcony and front rooflights.

Date of Site Visit: 12th October 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a hipped roof semi detached bungalow with a rear conservatory within a cul de sac of similar properties.

Consent was granted in September 2022 for a hip to gable roof extension, rear flat roof extension with juliet balcony and front roof lights. Weathered cedar cladding was proposed to be on the side gable, dormer and rear extension, AWDM/1076/22.

The current application shows the front roof lights replaced with a flat roof dormer, amended plans have been received showing a slight reduction to the width of the dormer. The dormer is to also be clad with weatherboarding to match the rear dormer, rear extension and side gable.

Representations

2 representations have been received from the owner/occupier of no. 1 Hammy Close and no. 2 Hammy Close making the following comments: -

- I cannot see the reason for the juliet balcony; this will affect privacy of the gardens and properties to the rear.
- There should be windows.
- There could be use of the extension as a balcony.
- The Juliet balcony only overlooks gardens.

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.

The only matter for consideration here is the front dormer, the hip to gable, rear dormer and rear extension have all been assessed and approved under the previous consent. The previous assessments are set out below along with the assessment for the proposed dormer.

Visual amenity

The hip to gable extension will be clearly visible within the street scene. There are many other examples of hip to gable extensions within the street and dormers to the front and rear create a varied character here. There are also examples of different materials, such as cladding and different window colours and the use of render, again creating variation within the street scene.

The changes proposed therefore are not considered to be out of keeping in this case. The design gives a contemporary appearance and finish whilst respecting the existing character. The rear dormer, now set in from the side gable and reduced in scale, still represents a large addition however there are other large scale dormers visible within the street scene. It should also be noted that under permitted development a large rear dormer could be constructed without planning consent.

The single storey flat roof extension again represents similar development nearby and is in keeping in scale with the existing bungalow.

The front dormer which is for consideration here will be clearly visible within the street scene. However it is not considered to be out of keeping in this case. The original roof slope is visible and the dormer will not dominate the bungalow. There are examples within the street of other front, large, flat roof dormers. These differ in design, scale and use of materials. The dormer proposed will give rise to an addition which will have no adverse impact upon the character of the existing building or street scene. Its design and use of materials will complement the already approved development.

Residential amenity

The main properties to be affected are those either side of the site. The hip to gable will be seen from those opposite however there will be no adverse impact in this case. The single storey extension is 2.6 metres in depth, the attached bungalow has a glazed extension set away from the boundary therefore the adjacent windows will be within a recess, however on balance this is acceptable due to the south facing aspect, the limited depth of the proposed extension and the existing extension at the attached property being glazed and light weight.

To the east there is a rear conservatory set in from the boundary, there will be no adverse impact here, due to the spacing between the buildings. There is a window proposed in the side gable which will serve a landing, this will be obscurely glazed to protect the amenities of the occupiers of the adjacent dwelling and to not preclude any future development next door.

Comments have been received from the occupiers of the dwellings to the rear of the site concerned with regards to the Juliet balcony and use of the roof of the extension as a balcony. A condition is attached as before to ensure that this will not be the case.

The neighbouring bungalow to the rear has an existing dormer window which faces onto the rear of the application site. This distance is in excess of 22 metres therefore there would be no justification to refuse the application in terms of overlooking and loss of privacy. It is noted that the juliette balconies give rise to a full height window therefore greater overlooking, yet these could be installed in principle under permitted development with a similar impact.

The proposed front dormer will not impact upon the neighbouring properties to the rear so no adverse impact will occur and no change in impact from that already assessed. The dormer will face onto properties opposite and although overlooking will occur this is onto a public space and therefore there would be no adverse impact which would warrant a refusal in this case. The dormer can therefore be supported in this case, subject to safeguarding conditions as set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the plans to include cedar cladding and anthracite windows and doors.

4. No additional windows on the east or west elevation of the building.
5. The landing window on the east side gable shall be obscurely glazed and high level opening only.
6. No use of the flat roof as a terrace/balcony.

Is recommendation contrary to letter(s) of representation Y

1. Proactive, amended plans received.

Case Officer: Hannah Barker Date:6th November 2023

Authorised by: Peter Barnett Date: 7 November 2023