Development Management - Delegated Officer Report

Application Number: AWDM/1423/21 Recommendation – APPROVE

Site: 155 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Enlarged front and rear dormers

Date of site visit: 7th September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the north side of Old Fort Road. As existing the property has two front flat roof dormers, a small rear dormer, a rear glazed single storey extension, rear covered way and solid brick built extension. Consent is sought to enlarge the front dormers extending the width to the outside edge of the roof slope. A large flat roof dormer is proposed to the rear. Amended plans have been received to show the dormers to the front set in from the side roof slopes to improve the appearance of the building. Cladding is proposed for the dormers in dark grey to match the existing windows and doors.

Representations

1 representation received from the owner/occupier of no. 36 Falcon Close Shoreham. The rear garden of our property will be overlooked by the extension. This will eliminate any privacy we currently enjoy. Overlooking the south facing windows of our lounge and kitchen. Therefore wish to lodge an objection to the application.

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 proposal comprises upgrading 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

The dormers to the front are currently visible within the street scene. It is proposed to increase the width of these. As amended, the dormers are set in from the roof edge to improve the appearance visually from that which was originally submitted. The change is considered acceptable. There are other examples of dormers within the vicinity of the site within the street scene and properties vary in style, appearance and use of materials. The rear dormer is large, and will be glimpsed from Falcon Close. However a rear dormer could be constructed under permitted development of a similar scale. Consideration must be given to this when assessing the impact of this upon the character and appearance of the existing bungalow and surrounding area. The cladding in grey is in keeping with the character and appearance of the existing bungalow contemporary in style.

Residential amenity

The front dormers as altered will not result in any increased overlooking or impact upon light or overbearing impact. The rear dormer replaces the existing small dormer serving the bathroom and will have two proposed bathroom windows and a bedroom facing toward the rear boundary. These windows will face across the rear garden of no 36 Falcon Close and the rear gardens of neighbouring properties. It is noted that there will be increased overlooking as a result of the proposed dormer. However as stated previously this development or a similar rear dormer with clearly glazed windows could be built under permitted development with the same overlooking impact to the rear. Therefore there are no sustainable grounds for refusal in this case, or justification for rear windows to be obscurely glazed. Other rear dormers exist in the area which result in similar levels of overlooking.

The scale of the dormer will not give rise to any overbearing impact or loss of light to adjacent properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials – anthracite grey cladding to match existing front windows and doors.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 4th October 2021

Authorised by: Peter Barnett Date: 4 October 2021