Development Management – Delegated Officer Report

Application Number: AWDM/0472/23 Recommendation: APPROVE

Site: 10 Mill Hill Close, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and construction of single storey rear extension and front and rear dormers.

Date of Site Visit: 4th May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a bungalow within a cul de sac of similar properties many of which have front and rear flat roof dormers which are visible and characterise the street scene.

Consent is sought here for a single storey rear extension 4.75 metres in depth of flat roof design, this is replacing a conservatory which at the time of the site visit had already been removed. Also proposed are a front and rear flat roof dormer.

Amended plans have been received following advice from officers that the front and rear dormers should be reduced in scale. Both have been reduced and the amended plans are for consideration here.

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 (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.

Visual amenity

The rear extension is large in depth however it is proportionate to the plot, It will not over dominate the bungalow. Materials to be used will match existing.

The front dormer has been reduced slightly to be set in from the front projection. It will appear proportionate to the existing roof slope and relates to the other dormers adjacent to the site. The rear dormer has been reduced to remove the staggered design, a simple dormer design is proposed therefore reducing the bulk and scale of the dormer in relation to the roof slope and the bungalow. In the light of the other rear flat roof dormers adjacent to the site this would be acceptable as amended. There would be no justification for a refusal in this case.

Residential amenity

The proposed dormers are visible from properties adjacent to the application site. They are similar to those existing within the cul de sac and any overlooking to the rear would be similar to that which would result if a rear dormer were to be built under permitted development. Therefore a refusal would not be warranted on this ground.

The rear single storey extension is large in depth however due to the spacing between the extension and the bungalow to the east in the cul de sac there would be no adverse impact in terms of loss of light or overbearing impact. The position of the plot, tucked into the back corner of the close also gives rise to no impact upon the adjacent bungalow. The side boundary abuts the rear of a neighbouring plot with a garage building. Therefore screening the extension from any adjacent dwellings. There is a side door which faces onto the adjacent garage, no overlooking will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 5th June 2023

Authorised by: Peter Barnett Date: 5 June 2023