Development Management – Delegated Officer Report

Application Number: AWDM/1105/19 Recommendation – APPROVE

Site: 17 Downside, Shoreham-by-Sea, BN43 6HF

Proposal: Amendment to previously approved AWDM/1201/18 showing additional dormer to east elevation.

Date of site visit: 18.09.18 (with previous application)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached bungalow located on the south side of Downside. It has been extended with flat roof box dormers to the side and rear and a flat roof single storey rear extension. Many bungalows within the street have been extended with rear extension and/or roof extensions. Those directly either side have similar, large scale flat roof box dormers. These dominate the street scene.

Ground levels vary considerably from north to south of the site. There is a long rear garden with properties in Greenways Crescent to the rear of the site. There are extensive views to the south due to the elevated position of the properties on the south side of Downside. The bungalows either side of the site where originally matching with hipped roofs and modest proportions, those directly adjacent have large box like flat roof dormers as with the application site.

Consent was granted in October 2018 to remodel the roof of the bungalow by increasing the ridge height, adding hip to barn end to the front and rear and infilling the ground floor section to the front and increasing the width of the single storey flat roof extension to the rear. A Juliet balcony was permitted to the rear with bi fold doors added to the ground floor extension as altered. A flat roof dormer was approved on the west elevation with velux windows proposed in the roofslope on both sides.

The current application seeks consent for an additional flat roof dormer window on the eastern elevation. The dormer is set back from the front elevation and dropped down from the main ridge. Two side windows are proposed which serve the bedroom. The plans show the windows to be obscurely glazed. The plans for consideration here are amended plans which show the dormer to be reduced slightly in scale to be less dominant in relation to the roof and more subservient. The plans as amended are considered acceptable.

Consultations: None undertaken.

Representations: None received

Relevant Planning Policies

Adur Local Plan (2017) Policy 15
Development Management Standard No. 3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the additional proposed dormer which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the neighbouring properties.

The proposals as originally approved under AWDM/1201/18 have been considered and deemed acceptable in terms of residential and visual amenity. The only matter for consideration here is the additional dormer and its impact.

Residential Amenity

Due to the dormer being on the east side the main property to be affected is no. 15 Downside to the east. No. 19 to the west will not be affected as the bungalow screens the proposed development. No 15 has a box dormer facing the application site which has no side windows. The new dormer shows two additional windows which are to be obscurely glazed with top opening fanlights. These will face onto the blank elevation at no. 15 therefore there is not considered to be any adverse impact with regards to loss of light or overbearing impact. Within the context of the original consent this additional side dormer will have no adverse impact upon residential amenity.

Visual Amenity

The proposed side dormer in additional to the existing proposals will be visually in keeping with the proposal as approved and the adjacent street scene. The dwellings directly adjacent have much variation many have been altered and extended. The bungalows directly either side of the site have large dormers.

When viewed from the front both side dormers will be visible; however they are both set back from the front of the property and low down from the ridge. The variation within the street scene justifies such alterations in this case. As stated in the previous report the existing row of properties here are not uniform in appearance. Although they do have existing front hipped roofs the dwellings are dominated by the large dormers which are their main feature and form the existing character here. The run of bungalows in which this property sits is not identical due to the existing unsightly roof extensions. The proposed additional dormer is therefore not out of keeping in this case.

Recommendation

APPROVE Subject to conditions

1. Standard time limit
2. Materials to match
3. The dormer window in the west side elevation of the development hereby permitted shall at all times be glazed with obscured glass with a top opening fanlight only.
4. The ground floor windows and glazing in the dormer on the east side elevation of the building shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west
6. Approved plans

Informative

1. Approved no amendments

Case Officer: Hannah Barker Date: 2nd September 2019

Authorised by: Peter Barnett Date: 4 September 2019