Expiry Date – 27/3

Development Control – Delegated Officer Report

Application Number: AWDM/0133/19 Recommendation – Grant

Site: 174 Downside, Shoreham

Proposal: Hip to gable roof extension to West roof slope; North and South flat roof dormers

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12.2

Site and Surroundings

This application relates to a hipped roof bungalow on the north side of Downside. The bungalows are in an elevated position above pavement level and have southerly views towards the sea.

On the west side the site shares a driveway with No. 176 and both have detached garages at the rear.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought for a raised gable, rear dormer and front dormer. The application has been revised since first submitted to reduce the size of the front dormer to reflect the scale of front dormers at 172 and 176.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

Objection received from 1 Downside Close on overlooking grounds.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019

Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Visual amenity

Both neighbouring bungalows have raised gables, 176 is barn ended. Both also have rear dormers and front dormers. There are other such extensions in the street. The revised application for the reduced front dormer now reflects the scale and design of front dormers erected either side.

Neighbour amenity

The extensions reflect additions added either side and will cause no greater harm. The objector lives on the other side of the road where his back garden boundary is 18 metres away, his house 35 metres away. No significant overlooking will result.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. Gable window obscure and fixed below 1.7 metres.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes

Case Officer signed:	MOK	Date: 5/3/19
Authorised and signed by:	Peter Barnett	Date: 5 March 2019