Development Control – Delegated Officer Report

Application Number: AWDM/0667/20 Recommendation – APPROVE

Site: 23 Southview Close, Shoreham-by-Sea, BN43 6LJ

Proposal: Proposed hip to gable enlargement to south, with front dormer to west and 1no. rooflight to east, in addition to single storey rear extension to east elevation.

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a hipped roof semi-detached bungalow, situated on the east side of the road within a cul-de-sac, containing similar semi-detached bungalows. Some of the properties within the Close have undertaken hip to gable roof extension and/or rear dormers, and some have a front dormer e.g. front dormers at no. 17, 19 and 22

The application seeks planning permission to undertake a roof extension by way of a hip to gable and a front dormer plus a rooflight within the rear roofslope; together with a single storey rear extension.

The agent states that the front dormer measures 3m wide x 2m deep x 2m high, and that the single storey rear extension measures 7.45m wide x 3m deep x 2.95m high (excluding the lantern).

Planning History:

AWDM/1351/18 (No. 22) Rooms in roof with hip to gable roof extension, front dormer to west elevation and rear dormer with Juliet balcony to east elevation. **Approved 06.11.2018**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the extensions to the roof or the rear single storey extension.

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

It can be seen from Google 3D that there are properties within Southview Close that have undertaken a hip to gable roof extension, and some with front dormers e.g. no.'s 17, 19, and 22 Southview Close.

The front dormer is modest in size and will not dominate the front roofslope. It is slightly awkwardly positioned, out of alignment with the ground floor window and close to the projecting gable, but it is understood that it is problematic for the internal layout to move it further from the gable. On balance, it will not cause sufficient adverse visual harm to warrant refusal.

The hip to gable will not be any greater in height than the existing ridge height of the existing roof.

The rear single storey extension will be within the parameters of the guidance stated within the Local Plan SPG Extensions and alterations to dwellings, and thereby both are considered to be reasonable forms of development which will not be out of keeping with the visual character of the street scene.

Residential Amenity

The application site has 1no. neighbour to each side and 2no. neighbours to the rear, which could be affected by the proposal. The contiguous side neighbours are no.'s 22 and 24 Southview Close and the rear contiguous properties are no.'s 26 and 27 Chiltern Close.

It is considered that because of the modest nature of the development, none of the extensions proposed would materially affect the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevation

Informative
1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 30 June 2020

Authorised by: Peter Barnett Date: 1 July 2020