Development Management – Delegated Officer Report

Application Number: AWDM/1253/23 Recommendation: APPROVE

Site: 37 Adur Avenue, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension and rooms in roof consisting of hip to barn ends with rear dormer and Juliet balcony. Alterations to previously approved (AWDM/1438/22)

Date of Site Visit: visited when considering previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, hipped roof bungalow with off street parking to the front and garden to the rear. It is within a residential street of both bungalows and two storey dwellings. Consent was sought and refused and dismissed on appeal to add a first floor to the single storey property to create a two storey detached house. The application was refused for the following reason: - "The first floor addition to form a two storey building in this case is unacceptable in that it does not relate sympathetically in design, form and scale with the existing character of the locality and would be detrimental to the environment, therefore conflicting with the policy 15 of the Adur Local Plan."

Following this consent was granted to extend the existing bungalow with a loft conversion with a barn hipped roof and a flat roof rear dormer with juliet balcony.

The current application originally sought consent for an enlarged rear dormer with two front dormers. Officers advised that the front dormers could not be supported in the light of the appeal decision and the existing street scene, within the street such features are limited. The rear dormer was enlarged from that previously approved slightly bringing it nearer to the edges of the roof.

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 dormer is slightly larger than that previously approved, it would not be clearly visible within the street scene and in the light of various other dormers surrounding the site which have been built under permitted development such development would not be out of keeping or harmful to the existing locality.

Residential amenity

The dormer is slightly enlarged, there remains a juliet balcony as previously approved. There will be no harm to adjacent occupiers in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on side elevations and window serving the bathroom on the eastern elevation shall be obscurely glazed.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 12th October 2023

Authorised by: Peter Barnett Date: 12 October 2023