Development Management - Delegated Officer Report

Application Number: AWDM/0682/17 Recommendation –

Site: 9 Southview Close, Shoreham-By-Sea

Proposal: Hip to gable roof extension, rear dormer and single storey rear extension

Date of site visit: 18 May 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached hip roofed bungalow with a rear conservatory. It is proposed to construct a hip to gable roof extension with two front rooflights and a rear flat roofed dormer 7.3m wide. It will extend the fill depth of the roof slope and will be built off a proposed flat roofed rear extension measuring 2.2m deep and 3m high across the full width of the property.

The roof tiles will match the existing roof at the front but grey cladding is proposed for the side gable and rear dormer.

Relevant site history

None relating to No.9 but No.10 has recently carried out a similar development

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. 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

The proposal will imbalance the pair of bungalows but it is noted that the hip-to-gable extension could be carried out as permitted development. Furthermore, the gable would mirror that on No.10 to the north and no serious visual harm will therefore arise. The suggested materials are acceptable.

At the rear the proposed dormer is large and will cover the majority of the roofslope. However, it is at the rear of the building and will not be prominent when viewed from the street. Furthermore, there is an almost identical dormer at No.10 and it is not considered that serious visual harm will arise.

Residential amenity

The proposed development will not cause harm to the amenity of neighbouring residents. There is the potential for increased overlooking of neighbouring gardens but rear dormers are common features in this part of the street and any overlooking will be mutual. The distance to the rear is in excess of 34m and will therefore not cause intrusive overlooking.

The rear extension is only 2.2m deep and will not cause harm to the attached neighbour, which has its own (deeper) rear extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Obscure glaze first floor side window

Is recommendation contrary to letter(s) of representation? N
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 5 June 2017
Authorised by: Gary Peck Date: 5 June 2017