Development Management - Delegated Officer Report

Application Number: AWDM/0316/19 Recommendation – APPROVE

Site: 26 Ormonde Way, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing rear conservatory, covered area and porch to north side. Construction of single storey rear/side extension and raised patio. Enlargement of existing front and rear dormers. Repositioning of entrance door to east elevation with new porch. New Vehicular access and hard surfacing of front garden.

Date of site visit: 8th April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application side is a chalet bungalow with front and rear dormers. It is a semi detached dwelling with detached single garage to the rear. It is located on the corner of Ormonde Way and the main entrance to the property is to the side, north elevation. There is an existing rear conservatory which is to be removed.

Consent is sought to move the main entrance to the property frontage with a proposed front porch. Off street parking and vehicular access is to be provided to the property frontage. A single storey, flat roof wrap around extension is proposed providing open plan living space at ground floor. The front and rear flat roof dormers are also to be increased in size to allow for additional first floor accommodation.

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 (February 2019)

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 site is prominent being on a corner. The front, rear and side elevations are clearly visible within the street scene.

The relocation of the front door with porch and off street parking provision would match the adjacent attached property which addresses this street frontage. This would be an acceptable change to the property in terms of the impact on its character and the street scene.

The front and rear dormer extensions will give rise to a mismatch between the dormers at the site and those at the attached dwelling which currently match. However, it is considered that, on balance, this change would not be significantly visually detrimental to warrant a refusal in this case. The proposed dormers, although larger, would not be dominant features as a large amount of visible roof slope would remain. There are also other examples of variations in dormer scale and design within the surrounding locality.

The side and rear addition will be a visible feature within the street scene with the side elevation of the side extension forming the site boundary with the pavement. Despite its prominence, on balance, this proposal will not give rise to a development which is overly large and dominant here. The works are in keeping in scale with the existing building and subservient. This does not represent overdevelopment. The materials used will match existing except for the dormers which will be clad in light grey weather boarding. This will visually create a contemporary finish which, within this context, is considered acceptable. A condition is also attached to ensure that no openings are installed on the side elevation facing onto the highway (and adjacent to the neighbour) to protect visual and residential amenity.

Residential amenity

The porch and rear and front dormer extensions will not give rise to any additional overlooking, loss of privacy or overbearing impact than currently exists. The rear extension is limited to 2.3 metres in depth and is adjacent to a blank side wall at the neighbouring attached property. Therefore there will be no loss of light or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing except for the dormers which will be clad in grey weather boarding.
4. No additional windows on the north or south elevation of the extensions.

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: Hannah Barker Date: 8th April 2019

Authorised by: Peter Barnett Date: 8 April 2019