Development Control – Delegated Officer Report

Application Number: AWDM/1100/16 Recommendation – APPROVE

Site: 9 Downside Close, Shoreham-by-Sea, BN43 6AF

Proposal: Front dormer to north elevation and single storey extensions to west and south elevations

Date of site visit: 14.09.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached 1 ½ storey bungalow within a cul-de-sac location. The street is on rising land and the site is probably the lowest property within the street. There is quite a steep drive leading down to the bungalow. The existing property has an existing wide dormer; an existing conservatory and a raised patio area with steps down to the garden to the rear (south). The rear garden is fairly level, but lower than the floor level of the existing dwelling. There is a brick built garage abutting the side boundary with no. 10 and the rear boundary with no.'s 3 & 4 Cypress Close.

The neighbouring property no. 10 has a rear conservatory that is positioned in front of the application site property, and no. 8 has a rear dormer, but as the property is angled away from the application site, there is no overlooking.

Many of the properties in the street have front and or rear dormers.

Proposal

The application seeks permission for a front (north) dormer measuring approx. 5m wide x 3m deep x 2m high to serve a bathroom and a bedroom; a side (west) single storey extension measuring approx. 3.5m wide x 1.5m deep x 4.2m to the ridge of the roof; the rear (south) elevation will measure approx. 6.2m wide x 2m deep x 3m high.

Other items will include the reduction in size on the front (north) elevation; the blocking up of a door and the reduction in the size of a window on the side (west) elevation; the changing of the dining room window on the rear (south) elevation to bifold doors; and the removal of the chimney.

Relevant Planning History:
SU/561/79 Room in roof Approved Conditionally 17.02.1980

Consultations: Southern Water

A formal application for any new connection to the public sewer to be made by the applicant or the developer. An informative to be attached to any approval.

A condition/informative requiring appropriate means of surface water disposal.

Representations: None received

Relevant Planning Policies

Saved Local Plan policies (ADLP 1996): AG1, AH7
SPG DC Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The application must be considered on its own merits along with planning policies and any representations or consultations received.

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

Starting from the front of the dwelling, there will be the introduction of a front dormer, as the land is lower than the street level, the roof of the bungalow would appear from the street, to be at a lower level, and thereby will be particularly visible. However, in view of the amount of front dormers in the street, and the fact that because of the angled positioning of the properties from one another, there will be no adverse overlooking from the dormer, it is considered to be unreasonable to withhold permission for the dormer as proposed.

The side extension will be positioned further back on the side of the dwelling, and at approx. 1.5 m wide, will not be overly noticeable, particularly in view of the lower ground level, this extension would thereby be a reasonable extension which would not adversely effect the street scene or the neighbouring property. Further, its pitched roof will help it to readily assimilate within the setting of the dwelling.

The rear extension will be a replacement for the existing conservatory, and will be of modest proportions. It will also be on lower land than the neighbouring properties, this coupled with the existing fencing and landscaping, will mean that it will not be readily viewed by the neighbouring residential properties.

Residential Amenity

The most affected properties are those adjoining to the front and the sides, and for the reasons given above, it is not considered that the extensions will result in harm to the neighbouring properties.

The glazed door on the side extension is shown to be obscurely-glazed and this can be secured by condition.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match
4. Obscure glazed side door

Informative

1. 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.
2. Connection to public sewerage system
3. Maybe sewer on site

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

Case Officer: Eve Hearsey Date: 28.092016

Authorised by: Jo Morin Date: 07.10.2016