Expiry: 4/3

Development Management – Delegated Officer Report

Application Number: AWDM/0011/24 Recommendation: Approve

Site: 24 Hawkins Crescent, Shoreham

Proposal: Loft conversion and rear extension with hip to gable roof extensions, 2no.cedral clad front pitched roof dormers and rear dormer; single storey rear extension.

Date of Site Visit: 5 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi detached inter war 1950's bungalow on the south side of Hawkins Crescent in an established residential area of Shoreham north of the Old Shoreham Road. The bungalow was built with a hipped roof. It has a driveway on its east side with a garage behind the rear building line. It also has a dilapidated rear conservatory. The bungalow itself is at a slightly lower level to the road.

It is a rough cast rendered property under a tiled roof. Windows and doors are aluminium.

No. 26, to the west has a raised barn ended gable and rear dormer and front rooflight. There are many examples of raised or barn ended gables in the street and also flat roofed front dormers.

The property is not in a conservation area, is not a listed building and there are no protected trees on the site. There is no known flood risk.

Proposal

Planning permission is sought to raise the gable and add 2 pitched roof dormers to the front and a wide flat roofed dormer at the rear. The dormers are proposed to be clad with Cedral cladding in anthracite grey.

Also proposed is a flat roofed single storey extension in place of the demolished conservatory and garage. This element of the proposal has been revised and reduced in size since first submitted and now measures 3.5 metres in depth and 2.5 metres in height.

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Planning History:

None

Consultations:

None.

Representations

Objection from 9 Hawkins Close to the rear:

- The bungalow is on higher ground and the full width rear dormer will invade privacy in garden and bedroom.
- Loss of view of South Downs
- Loss of property value

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations in this case are the effects on the visual and residential amenities of the locality.

Visual amenity

There are several hip to gable or barn ended roof extensions in the street many of which also have large flat roofed front dormers. The proposed pitched roof dormers are not typical of development in the street but are arguably more attractive. They will not be harmful to the streetscene. The wide rear dormer is also akin to the rear dormer at No. 26.

The use of anthracite coloured cladding for the dormers is not a matching material but varying colour cladding has been used in front dormers in the street including anthracite at 71 Upper Kingston Lane on the corner of Hawkins Crescent, to the east.

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Residential amenity

It is acknowledged that the site is on higher ground than the land to the rear in Hawkins Close. There is a distance of at least 35 metres back to back between the site and No. 9 Hawkins Close and the site has a rear garden depth of 18+ metres. No significant overlooking will occur at this distance.
No. 9 Hawkins Close has a rear dormer.

No. 26 to the west has a rear dormer. Mutual overlooking will occur. No. 22 has not been extended into the roof. It is set a little deeper into their garden and has a garage and car port to the side and rear. The nearest proposed window to this boundary is to a bathroom.

No excessive overlooking will occur.

No. 22 is the other side of two paired drives. No. 26 does not have a ground floor rear extension. The proposed rear extension has been reduced in depth from 4.8 metres to 3.5 metres to accord with local plan policy and adopted SPG.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown
4. No side windows

Is recommendation contrary to letter(s) of representation Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 20/2/24
Authorised by:	Peter Barnett	Date: 20 February 2024