Development Management – Delegated Officer Report

Application Number: AWDM/1260/24 Recommendation: APPROVE

Site: 7 Monarch Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed roof conversion with front and rear dormers and rooflights.

Date of Site Visit: 11th November 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a recent redevelopment of the former Southlands Hospital site. There is a garage attached to the side with parking to the front, a single storey rear extension and a rear garden.

Permission is sought for front and rear flat roof dormers and roof lights. A master bedroom, ensuite and study are to be created in the loft space. Such development is restricted by Condition 21 of the planning consent for the development AWDM/1340/14 which removes permitted development rights for future extensions and alterations.

It is noted that there is a similar development at a neighbouring property, visible within the context of the site. 28 Longshore Drive this was permitted under AWDM/1686/22. This has been completed and is clearly visible within the street scene.

Representations: - 3 representations received. 1 objection from owner/occupier of no. 16 Longshore Drive: -

- No objection to the plans for the loft conversion.
- The east facing dormer will result in loss of privacy facing the first floor bedroom and lounge which will be impossible to screen.
- This loss of privacy could be reduced by the use of a flat rooflight or velux instead of the proposed dormer.

2 supporting representations from nos. 14 Longshore Drive and 9 Monarch Way.

- Fully support the proposal, it allows our neighbours to stay in their home whilst expanding their family.
- A very logical and well thought out proposal which will continue to fit in with surrounding properties as well as adding extra space to the current property.

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 (December 2023)
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 proposed front dormer will be clearly visible within the street scene, the rear dormer will also be visible from adjacent dwellings and within some street scene views. It is considered that, as with the previously approved application of matching design and scale, the dormers are modest in scale and designed appropriately to complement the existing building. There are other dormers within the vicinity of the site also. The large proportion of original roof visible will contribute to the limited impact and will allow the works to not be overly dominant despite the prominent siting of the building. They would set a precedent for similar development which would be acceptable within the context of this location and built environment.

Residential Amenity

The front dormer will face directly towards similar dwellings on the opposite side of the road. There will be no increased overlooking as a result as ground and first floor windows already face towards each other.

To the rear the rear of neighbouring dwellings are visible; none are directly overlooking and they are more than 22 metres away from the proposed rear dormer. Therefore any overlooking as a result of the proposed dormer would not be such to warrant a refusal in this case, despite the representation made from the neighbouring occupier.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation Y

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: 11th November 2024

Authorised by: Peter Barnett Date: 11 November 2024