Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1239/12

Site: **278 Upper Shoreham Road**

Proposal: **Loft conversion with dormer to rear elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a flat roof rear roof dormer to measure (at max) 2.3 metres in height, 5 metres in length, and 2.2 metres in width, together with 2 no. roof lights in front roof slope

The application site is an end of terrace building on at the end of a small shopping parade. The ground floor is put over to a commercial unit with the upper floors used as a residential flat.

The application property is situated in an outer residential suburb of Shoreham.

Relevant Planning History

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The dormer is rudimentary in its design but the appearance of the rear of the terrace has already changed; both adjoining properties exhibit large flat roof dormers which visually dominate the roof slopes.

Because this type of feature is now established at the rear, and has changed its character accordingly, it would be difficult to resist an additional dormer of similar design, but of a smaller size.

Also the dormer's exterior materials are sympathetic to the design of the other dormers and the terrace roof slope. The fenestration is in proportion to the dormer and rest of the terrace.

The roof lights would be discreet features on the street frontage and not harmful visually.

For these reasons, the development would not raise sufficient visual harm as to warrant the withholding of permission.

Residential amenity – effect on existing dwellings

It is the neighbours immediately to the north and west who would be principally affected by this development (the development is removed from the remainder).

Neighbour to north
The new rear windows would overlook the neighbour, but this would not be more intrusive than at present given the overlooking already experienced from existing rear windows.

Neighbour to west
Although close to the boundary the form of the proposed dormer is physically removed from this neighbour, so it would not be overbearing or cast unacceptable shadow.

Overlooking from the first floor windows would be oblique in its nature, and the position of the roof light would not enable direct views.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans

3. External materials and finishes to match
4. No windows/openings in dormer cheeks
5. Stairwell roof light and en-suite window be obscured

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 19 -11-2012

Authorised and signed by: Peter Barnett Date: 19- 11- 2012