Development Management - Delegated Officer Report

Application Number: AWDM/0306/22 Recommendation – APPROVE

Site: 62 St Julians Lane, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension and rear dormer

Date of site visit: 16th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within a locality with similar style dwellings and bungalows. The dwelling faces onto St Julians Lane with Rectory Road running to the side, north. Access to the rear is via Rectory Road leading to a shared parking garage area. There is an existing two storey extension to the rear of the property. The property is located within the Conservation Area.

Consent is sought for a single storey flat roof rear extension to infill the space to the side of the existing extension adjacent to the boundary with the attached dwelling. The extension will be in line with the existing two storey extension creating additional ground floor living space, 2.3 metres in depth. A rear flat roof dormer was originally submitted. Officers could not support the large box style dormer due to the impact upon the Conservation Area. Due to the position of the dwelling in relation to the road the proposed dormer would be very visible. Despite other similar box style dormers being visible within the locality this could not be supported due to the harm to the setting of the Conservation Area. The applicant's agent has revised the plans to show a much smaller and sympathetically designed dormer. The amended plans are for consideration below.

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 (July 2021)
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 and Impact upon the character and appearance of the Conservation Area

The single storey extension is to the rear of the dwelling, however due to the position of the building the rear of the property is visible. The extension will be adjacent to the existing two storey extension infilling the area adjacent to the boundary and the existing projection, it will extend no further than existing. It will not be clearly visible.

The dormer as redesigned and reduced in scale will be clearly visible within the street scene and from the Conservation Area. However it is at the rear of the property and does not face into the Conservation Area. It will not be overly dominant with the original roof still visible, it is set down away from the ridge with a sloping pitched roof. This dormer is acceptable within the Conservation Area and will not be harmful and sets a precedent for a more subservient style of dormer.

Residential amenity

The single storey extension is adjacent to the blank side wall of the neighbouring extension. There will be no adverse impact in this case. Due to the property being an end of terrace there are no other neighbouring occupiers to be affected.

The rear dormer will overlook the adjacent rear yard, parking area. Due to the elevated position there may be views into the neighbouring gardens however this is not unusual within a residential locality such as this.

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? 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: 16th June 2022

Authorised by: Peter Barnett Date: 16 June 2022