Development Management – Delegated Officer Report

Application Number: AWDM/0425/23 Recommendation: APPROVE

Site: 64 Buckingham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed roof conversion with side gable and front dormer and rooflights to rear

Date of Site Visit: 4th May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached dwelling house on the eastern side of Buckingham Road in Shoreham. The street comprises a variety of property styles with various use of materials. To the front the building has a dominant main gable section with a flat roof garage to the south side and a hipped roof single storey addition to the north side.

Consent was originally sought to convert the loft with a side part gable addition to the existing single storey section and to add a front triangular dormer. Consent is also sought to convert the loft with four velux cabrio windows to the rear elevation serving the master bedroom on the north side and bedroom two on the south side. Officers considered the cabrio windows, which open up to create a balcony which protrudes beyond the roof slope, would have resulted in overlooking adjacent to the boundaries with the neighbouring dwellings. To the south there is a garage at the neighbouring property running along the boundary, therefore any potential overlooking to the adjacent garden would be limited,and it was considered that amended plans could retain the cabrio roof lights on this side however the cabrios on the other side should be changed to roof lights only to avoid overlooking directly down over the boundary to the private amenity space directly to the rear of the site. Amended plans have been received showing this and are for consideration here.

Representations: - 1 letter of representation from owner/occupier of 1 Hamfield Avenue, Shoreham-By-Sea: -

- The proposed rooflights to the master bedroom provide the occupants with a balcony type viewing platform that overlooks my rear garden. These rooflights should provide day light to the room and a view without full view over my garden.

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

The proposed changes to the roof form and addition of front dormer will be visible within the street scene. This change is subservient and complements the existing building, the dormer is small in scale and materials are to match. The main two storey section on the building remains the dominant feature. The roof lights to the rear are also modest features and the main roof form remains unchanged.

Residential amenity

The main properties to be affected are those either side of the site. As stated above amended plans have been received which remove the cabrio to the north side. There will therefore be no significant overlooking as a result to the properties either side. The roof lights will face towards the rear garden of the property to the rear due to the position of the properties at a distance of more than 30m, but these windows will not look directly towards any other windows. Therefore there would be no justification for a refusal in this case.

The side part gable is adjacent to the neighbouring blank side elevation so there will be no loss of light or overbearing impact as a result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing
4. The cabrio rooflights are on the southern side of the eastern roof slope only, as shown on the plans hereby approved.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 10th July 2023

Authorised by: Peter Barnett Date: 10 July 2023