Development Management - Delegated Officer Report

Application Number: AWDM/1581/21 Recommendation – APPROVE

Site: 1 Parkside, Shoreham-by-Sea, BN43 6HA

Proposal: Rooms in roof consisting of new dormer to north elevation

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of Parkside, in Shoreham, and is an extended detached bungalow. Each end of the bungalow is a gable end and these are linked to each other by a flat roof section which has a pitched roof over at the front (east) and rear (west) elevations, with the flat roof between them. There is an existing flat roof dormer on the south roofslope of the north section of the bungalow. The property backs onto recreation ground to the west.

Parkside comprises a mix of house types, with the west side being predominantly detached and extended properties, many extended up to/ close to the side and/or rear boundaries. The east side have more traditional builds of two storey dwellings detached, semi-detached, and terraced.

Proposal:

The proposal, as amended, seeks permission for roof extensions comprising:-

- provision of a flat roof dormer on the north roofslope of the north section, measuring approx. 6.4m wide x 2.6m high x 3m deep;

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed roof extension will enlarge 1no. section of the roof on the dwelling, by providing a flat roof dormer on the north roofslope of the north section of the dwelling.

The dormer will sit high on the roofslope, but will be lower than the ridge of the roof. Whilst the policy for dormers is to keep them lower than the ridge line and also to have them set in from the edges of the roof in order for them not to be dominant additions to the dwelling, it is noted that there are neighbouring dormers at no.'s 3, 5, 7, & 9 Parkside which are set high on the roofslope, these properties are all on the same side of the road as the application site. It is thereby considered that high dormers are the character of the street, and not only are the neighbouring dormers set high; they are also wide, very close to the ends of the roofslopes as at no.'s 3 & 9. The application at no. 1 has been amended to reduce the dormer ends away from the side edges of the roof, and now provides a dormer which is more balanced on the roofslope and is in accordance with the policy, and the proposed roof dormer is visually in keeping with the character of the street scene.

The windows on the north elevation of the amended plans have been repositioned to sit lower on the outward facing elevation which is an overall improvement on the design. These windows will serve a bedroom; stairs; and the bathroom, and will face to no. 3, however, the bathroom window will look onto the flank gable end of no. 3 which has no window in it; the bedroom window will look over onto the flat roof of no. 3, thereby there will be no overlooking onto any windows. The proposed north dormer is considered therefore not to result in any unacceptable harm to existing residential amenities of the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 03.12.2021

Authorised by: Peter Barnett Date: 3 December 2021