Development Management - Delegated Officer Report

Application Number: AWDM/1937/21 Recommendation – APPROVE

Site: 9 Longshore Drove, Shoreham-By-Sea, West Sussex

Proposal: Loft conversion with 2 no. dormers to south elevation and 2nd floor windows to east and west.

Date of site visit: 23rd Nov 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within the recent redevelopment of the former Southlands Hospital site. It faces south onto an open lawn with the highway to the west.

Permission is sought for two flat roof dormers to the property frontage facing south. Also proposed are windows in the side elevations of the roof on the east and west side of the building. Two bedrooms and an ensuite will be created in the existing roof 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.

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

The side windows and dormers will be clearly visible within the street scene. The south and west elevations are clearly visible. The dormers are modest

and contemporary in style with a lead finish proposed. They follow the pattern of the existing windows on the building frontage and are proportionately appropriate. There are other similar dormers visible on the opposite side of the road and elsewhere within the development. This feature will not be out of keeping. It should be noted that the additional windows and dormers will remove the current symmetry which exists within this row of properties. The application site and the other end of the terrace form ‘bookends’ to the row and match in detail and appearance. These changes will create variation however within the context of the street scene and surrounding area this change would not be significantly detrimental.

Residential amenity

The dormers will face onto the open space adjacent to the site and toward neighbouring residential properties. However due to the existing windows there will not be any greater impact than currently exists. This is also overlooking the frontage and therefore limited privacy exists in this case. Similarly the proposed side windows face onto the street to the west and the hospital building to the east and therefore no overlooking which would warrant a refusal will occur in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans to include lead faced dormers and uPVC windows 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: 30th November 2021

Authorised by: Peter Barnett Date: 30 November 2021