Development Management - Delegated Officer Report

Application Number: AWDM/1852/18 Recommendation – APPROVE

Site: 33 The Meadway, Shoreham-By-Sea

Proposal: Infill corner between two existing rear dormers

Date of site visit: 29.01.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the south side of The Meadway. This street is characterised by a mixture of property styles. In this case the property has a wide plot, it has two rear, large flat roof dormers, one facing south and one facing west, both are tile hung to match the existing roof.

Consent is sought to infill the space between the two dormers in the corner section. This will allow the improved use of the first floor bedroom space. With the new first floor layout some additional roof lights are also proposed to the front elevation and side, east elevation. A bedroom window in the rear gable is also shown to be increased in width.

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 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The main part of the proposed development is to the rear of the bungalow, it will not be visible within the street scene. The dormers as existing are large and dominant features of the bungalow. The infilling of the space between the dormers will result in a loss of a small amount of visible roof slope and remove the separation that currently exists between the dormers. However, looking at the building as a whole, as existing, the resultant building will have a very similar appearance with little significant change in this case as the infill will be largely hidden behind the existing dormers. Overall the bulk of the roof form remains the same considering the scale of the dormers that already exist. Materials used will match existing and there will be no adverse impact upon the street scene or character of the locality.

The additional roof lights will be visible to the front of the bungalow within the street scene they are evenly spaced and will not result in any adverse impact to the street scene.

Residential amenity

With regards to the alterations to the dormers there will be no impact upon the property to the east as due to the orientation of the building the dormers face away from this property. The development will not be visible from the east. One of the dormers faces the property to the west and the other faces properties at the rear, south of the site. The infill development will not give rise to any change to these relationships. The modest, increased scale will be ‘tucked’ into the corner between the dormers and there will be no alterations to existing windows or additional windows. There will be no increased overlooking, loss of light or over bearing impact as a result of the proposed development. There would be no justification for refusal in this case.

The additional rooflights to the front elevation will not result in any greater loss of privacy or overlooking than currently exists. The widening of the window in the rear gable will not result in any increased overlooking there are already windows facing south at the existing bungalow.

There is an additional side velux window serving a bathroom. This is to be conditioned to be obscurely glazed and non opening unless above 1.7 metres above finished floor level to ensure there is no overlooking to the adjacent neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The additional velux window to the east elevation shall be obscurely glazed and non openable unless 1.7 metres above finished floor level.

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: 5th February 2019

Authorised by: Peter Barnett Date: 5 February 2019