Development Management – Delegated Officer Report

Application Number: AWDM/1686/22 Recommendation: APPROVE

Site: 28 Longshore Drive, Shoreham-By-Sea

Proposal: Proposed roof conversion with front and rear dormers

Date of Site Visit: 7th November 2022

Neighbours Checked: Y

Additional neighbour notification: 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 is positioned on the corner of the street and the front, rear and side are visible within the street scene.

Permission is sought for a front and rear flat roof dormer and rooflights to the front. A master bedroom and ensuite and study are to be created in the loft 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.

Amended plans have been received as officers advised that due to the prominence of the site both the front and rear roof slope are very visible. Therefore the rear dormer should be reduced in scale to match the front dormer.

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 proposed dormers as amended will be clearly visible within the street scene. They are modest in scale and nicely designed to complement the existing building. There are some other dormers visible within the vicinity of the site and these are designed to match those which exist. The large proportion of original roof visible contributes to the limited impact and will allow the works to not be overly dominant despite the prominent siting of the building. They would set a precedent for similar development which would be acceptable within the context of this location.

Residential amenity

The dormers will face the side of a property to the rear and the street to the front and properties opposite. Within the context of the existing built environment the dormers would not result in any significant overlooking which does not occur as existing as a result of the existing first floor windows. There would be no grounds to resist the application due to loss of privacy.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 17th November 2022

Authorised by: Peter Barnett Date: 17 November 2022