Development Management - Delegated Officer Report

Application Number: AWDM/1133/21 Recommendation – APPROVE

Site: 104 Crown Road, Shoreham-by-Sea, BN43 6GE

Proposal: Proposed roof conversion with front and rear dormers and side gable extension

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 south side of Crown Road, and is a hipped roof, semi-detached bungalow with an existing conservatory rear extension.

The street scene and area comprises predominantly semi-detached bungalows, many of which have undergone rear extensions and a number have undergone hip to gable plus dormer roof extensions, i.e. close neighbours no.'s 98, 106, 108 and others

Proposal:

The proposal seeks permission to extend the roof by way of a hip to gable; together with a front and rear dormer.

The front dormer will measure some 2.9m wide x 2.4m deep x 1.55m high; and the rear dormer will measure some 6.5m wide x 3.7m deep x 2.45m high.

A rooflight, approx. 800mm wide x 750mm long, is also shown on the front elevation and a long window is shown on the side elevation, measuring some 900mm wide x 2m long

Consultations: None

Representations: None

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 rear dormer is similar to the rear dormers to the close neighbours of the application site. It will leave larger gaps to the side and ridge than the neighbouring ones, with some 450mm to the side elevation; 300mm to eaves; and 550mm to the ridge.

The front dormer is positioned above the ground floor window and thereby looks well balanced on the front elevation. There are examples of similar dormers already in the street. There is also a window on the front elevation which will provide additional light to the new bedroom.

A long window is shown on the side elevation within the new gable end. This window measures to be some 900mm wide x 2m long, and is shown to be to the new stairwell. There is no notation on the plans to indicate if this window is to be fixed and or obscure glazed, however, this could be covered by a condition on any approval. It would be reasonable to have the window fixed and obscured due to its size and position, and as it is purely to provide light to the stairwell, it is not considered to compromise the occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Side window obscured

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.08.2021

Authorised by: Peter Barnett Date: 5 August 2021