Development Management – Delegated Officer Report

Application Number: AWDM/1450/23 Recommendation: APPROVE

Site: 265 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed Rear Dormer

Date of Site Visit: 21st November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey dwelling with a single storey flat roof rear extension and first floor rear addition with dual pitch. Consent is sought to add a rear flat roof dormer to the eastern side of the rear elevation to facilitate a loft conversion. The proposed dormer requires planning consent as the roof of the two storey extension plus that proposed exceeds the permitted limits. Rooflights are also proposed to the front elevation.

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 dormer is large and set to one side of the rear roof slope and straddles the existing rear first floor extension. However on balance it will be constructed in materials to match existing, much of the original roof slope will still be

visible, it is to the rear and not visible from the street scene and there are other examples of flat roof rear dormers visible from the application site. It should also be noted that that would be permitted development if the first floor addition was not in situ. It is considered that this development would therefore be difficult to resist and would not warrant a refusal in this case.

It is noted that officers sought amendments which reduced the width of the dormer setting it away from the dual pitch, however the applicant's agent advised that the position and scale were necessary to accommodate the staircase. The design as submitted shows the edge of the dormer in the central roof valley and the window design to match that at first floor. Therefore efforts have been made to respect the character of the existing dwelling in this case.

Residential amenity

The dormer window will face to the rear overlooking the long rear garden, there is screening to the rear boundary and a primary school beyond. No overlooking will therefore occur in this case. The dormer will be visible from the gardens of neighbouring properties however no harm will occur in this case.

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

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 2023

Authorised by: Peter Barnett Date: 4 December 2023