Development Control – Delegated Officer Report

Application Number: AWDM/1692/16 Recommendation – APPROVE

Site: 19 Garden Close, Shoreham-by-Sea, BN43

Proposal: Alterations to the existing loft conversion to include change of the existing 2no. front dormers to 1 x dormer and construction of new rear dormer

Date of site visit: 04.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to semi-detached bungalow which has been extended into the first floor, and has a hipped roof single storey rear extension. The roof is Sussex pitched, with a rear rooflight. The topography is raised at the rear. There is a prefab garage/shed to the side boundary, and a timber summerhouse/shed at the rear, and a decked area to the side of it.

The neighbouring properties, also bungalows, have rear dormers, with no. 18's being larger than no. 20.The application site, and others, also have front dormers.

Proposal:

The application seeks permission for a flat roof front dormer measuring 5m wide x 1.5m high x 2m deep; and a rear dormer to be sited either side of the hipped roof extension measuring approx. 7m wide x 3.5m deep x 3m high

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Relevant Planning History

SU/141/00/ Hip roofed rear extension and rooms in roof with part-hipped side gable and front dormer Approved 05.09.2000

Planning Assessment

There is no objection in principle to the proposed dormer extensions which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed front dormer will be of the same proportions as the neighbouring dormers and thereby will assimilate well into the street scene.

The rear dormer will straddle the existing hipped roof on the rear extension, with both of the side slopes being amended , and the outside roofslope (facing down the garden) remaining It will have windows facing down the garden, but none to the sides. Although an unusual design, it is considered that it will be acceptable on the rear roofslope.

Residential Amenity

The immediate neighbouring properties, no.'s 18 and 20, would be the most affected by the proposal. The front dormer is of similar proportions to ones existing onto the neighbouring roofs, and thereby will not result in any loss of residential amenities. The rear dormer will serve a bedroom and a bathroom, the bedroom being an extension of the existing bedroom. The previous window to the bedroom was a rooflight, and now will be a window. However, it is not considered that the window would result in unacceptable harm onto the neighbouring residential property.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match the existing roof.
4. No windows in the side cheeks of the dormers

Informative

1. Approved following amendment.

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

Case Officer: Eve Hearsey Date: 09.05.2017

Authorised by: Jo Morin Date: 15.05.2017