# Development Management – Delegated Officer Report

**Application Number: AWDM/1351/22 Recommendation: APPROVE**

**Site: 19 Southview Close, Shoreham-By-Sea, West Sussex**

**Proposal: Alterations to existing loft conversion including rear dormer extension. Single storey extension to replace existing conservatory.**

**Date of Site Visit: 30th August 2022**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a semi detached bungalow at the end of a cul de sac. There is an existing annex extension set back to the side of the bungalow and a rear conservatory. Consent is sought to remove the existing conservatory and construct a single storey flat roof extension 5 metres in depth the full width of the bungalow. This is slightly larger than the existing conservatory, also proposed is a flat roof rear dormer. Amended plans have been received reducing the scale of the dormer to remove the corner from the barn hip and limit the bulk of the development in relation to the existing roof slope, the window openings have also in turn been reduced.

**Relevant Planning History**

ADC/0105/10 - Conversion of loft space into habitable rooms with extension of roof from hip to part gable and front dormer -approved

**Representations**

4 Representations have been made from the owner/occupiers of properties to the rear of the site in Parklands. Objecting due to overlooking from the proposed dormer to the rear of neighbouring properties and overdevelopment of the site.

**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 dormer and single storey extension are to the rear of the bungalow, therefore not visible within the street scene. In general terms single storey extensions are commonplace within residential locations such as this. There are also other examples of rear dormers nearby. The use of timber cladding does not match the main roof but is considered to be acceptable. The use of cladding on dormers is becoming increasingly common and, being at the rear, it will have limited impact on the street scene. On balance there would be no grounds to resist this development in relation to visual amenity.

The dormer as reduced is set in from the edges of the bungalow roof slope and the glazing has been reduced in size. It is not considered that the proposals represent over development. The existing side extension fits into the width of the site, the single storey extension replaces the existing conservatory and a rear dormer could be constructed under permitted development. The width of the site to the rear allows for sufficient amenity space and the property frontage allows for ample off street parking.

**Residential amenity**

Objections have been received mainly due to the rear dormer creating overlooking to the rear of the site towards the houses and gardens at Parklands to the north. These are two storey houses which back onto the application site. The Block Plan submitted shows there is 22.3 metres between the proposed dormer and the rear elevation of the neighbouring properties. Therefore this meets with the Council's Development Management Standards which states that a minimum of 22 metres is required between habitable rooms directly back to back. It should however also be noted that a smaller dormer may be able to be constructed under permitted development at this site which would create overlooking to the rear. Therefore in this case there are no grounds to refuse.

Due to the width of the plot to the rear the only property affected by the single storey extension is the attached bungalow to the west. There is an existing flat roof conservatory adjacent shallower than the existing conservatory at the application site. The extension is 5 metres is depth and therefore in the light of the existing adjacent development and Development Management Standards allowing for 3.5

metres in depth this depth can be supported. High Level side windows are proposed on the west elevation adjacent to the boundary. There are existing clearly glazed fan lights in the side of the conservatory therefore this impact will be no greater than existing.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the west elevation of the extension.

**Is recommendation contrary to letter(s) of representation Y**

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th September 2022

Authorised by: Peter Barnett Date: 15 September 2022