Development Management - Delegated Officer Report

Application Number: AWDM/0796/22 Recommendation – Approve

Site: 158 Downside, Shoreham-by-Sea

Proposal: Hip to gable roof extension, front and rear dormers.

Date of site visit: 26th May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached hip roofed bungalow on the north side of Downside, opposite Buckingham Park. The rear garden rises steeply to the north. It is proposed to construct a hip to gable roof extension, plus front and rear dormers. A rear ground floor extension has been removed from the application as it was considered to be too large and has been resubmitted under the Prior Approval scheme for Larger Home Extensions (AWDM/0993/22).

Relevant Planning History

None

Consultations

None

Representations

Objection received from the occupier of 93 Slonk Hill Road to the rear (north):

The rear garden first floor single storey extension looks like the window of one of the bedrooms is going to overlook our property and cause an impact on our privacy. It is quite difficult to see on the plans where the windows are situated and it seems that one of the bedrooms to the rear of this property, will have a view directly into our garden and rear bedroom. I know this may not be a major issue but to us this is very significant.

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

There are many examples of dormers and hip to gable extensions in the street and the proposal will not be out of keeping.

Residential amenity

The roof extensions will not harm residential amenity. The objection relates to the ground floor extension which has been removed from the application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Obscure glaze side window

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 10 June 2022

Authorised by: Gary Peck Date: 10 June 2022