Development Control – Delegated Officer Report

Application Number: AWDM/1240/19 Recommendation – APPROVE

Site: 11 Garden Close, Shoreham-by-Sea, BN43 6BR

Proposal: Demolition of existing conservatory and construction of single storey rear extension together with widening of existing front and rear dormers.

Date of site visit: 22.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a semi-detached dormer bungalow on rising land, and is higher than its neighbour at no 10, and no. 12 appears to be on higher land than the application site.

It has an existing rear extension which continues up to the side boundary, but is cut back in depth in order to access the steps down to the garden. It also has a raised patio to the rear and outbuildings to the side boundary and rear of the site.

The neighbouring property no.12, has a deeper single storey rear extension than the application site, plus it is higher than no. 11's existing extension.

Consultations:

The application seeks permission to remove the existing rear conservatory extension and replace with a large, full width flat roof single storey rear extension measuring 7.5m wide x 4m deep x approx. 2.5m high measured from the patio at the rear and 4.2m high measured from the ground level to the side of the dormer bungalow. There will also be a flat rooflight onto the flat roof of the extension which is some 150mm higher than the proposed roof.

The additional section of front dormer will measure approx. 2m wide x 2.2m deep x 2m high and the additional section of rear dormer will measure approx. 2m wide x 2.2 m deep x 2m high

Relevant History:

SU/78/96 Enlargement of rear dormer **Approved 11.07.1996**

SU/76/05 Single storey rear extension (no. 12) **Approved 06.05.2005**

ADC/0446/10 Single storey rear extension (no.10) **Approved 10.01.2011**

Representations:

None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The street scene comprises many dormer bungalows. The dormers are varied in design, and sizes e.g. 3no. hipped roof dormers on the front of no.'s 13/14 (plus 1no. on the side of no.13); 1no. flat roof dormer on no. 15; 1no. wide dormer on no. 16.

Therefore the widening of the front dormer will not be out of keeping in the street scene. The neighbouring property no. 12 has a wide rear dormer, therefore the widened rear dormer will be in keeping.

The neighbouring property no. 12 received planning permission for a 4.5m deep rear extension and no. 10 has received planning permission for a 3.5m deep extension, thereby this current application for a 4m deep rear extension at no. 11, although more than the Council's guidance on rear extensions will not be out of keeping with its immediate neighbour. There will thereby be no overshadowing etc. onto the adjoining property resulting from the proposal.

Further, as there is an existing extension of some 2.5m, the additional 1.5m depth, will not be demonstrable onto no. 10, which is separated from the proposal by the centre drive between their properties. Furthermore, there will be no windows facing onto no. 10, which would be a benefit to that property.

Residential Amenity
No. 10, does not appear to have any rear dormers, and the proposed widening of the rear dormer will be close to this property, but the room created from the additional accommodation will be a bathroom, thereby the window will be obscured glazing. Thereby it is not considered that the rear widened section of the dormer will result in a material loss of residential amenities to the neighbouring property.

Recommendation

APPROVE

1. Approved plans

2. Standard time limit
3. Materials to match existing
4. No windows in side elevation of extension facing no. 10

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.09.2019

Authorised by: Peter Barnett Date: 9 September 2019