Development Management – Delegated Officer Report

Application Number: AWDM/0150/25 Recommendation: APPROVE

Site: 120 Downside, Shoreham-By-Sea, West Sussex

Proposal: Loft conversion with front and rear dormers and hip to gable roof extension.

Date of Site Visit: 4th March 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow with front hardstand and rear conservatory within a street of similar properties. Consent was originally sought for a hip to gable roof extension with front and rear dormer and single storey rear extension. It was advised that the rear extension could not be supported due to the depth exceeding 3.5 metres and therefore having an adverse impact upon the adjacent, attached bungalow no. 118.

The neighbour at no. 118 has also submitted an application for a loft conversion that also originally included a rear single storey extension AWDM/0298/25. Both rear extensions were proposed beyond 3.5 metres and the case officer discussed the option of a joint application or the prior approval route. Two prior approval applications have been submitted and approved for both properties, 120 (AWDM/0507/24) and 118 (AWDM/0541/25).

Amended plans have therefore been submitted to show the rear extension removed from the application. Changes have also been made to the front dormer to set it in from the end gable and match with the neighbouring dormer.

The front dormer is of flat roof design to match that at the attached dwelling, no. 118. It is proposed to extend to the boundary to attach to the proposed dormer extension at 118 (current application AWDM/0298/25). A large flat roof dormer is proposed to the rear.

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 (December 2024)
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 hip to gable and front dormer will be clearly visible within the street scene. Downside comprises many front dormers and hip to gable extensions. Dormers of varying scale, design, height and with traditional and contemporary finishes are visible. Although the dormer proposed here is wide, it is set in from the edge of the building and it is centrally positioned in the roof slope. A dormer of limited height relative to other dormers which are much greater in height spanning a much greater proportion of the roof slopes. The design matches that existing at no. 118 and matches the extension proposed at no. 118 and the dormers will join at the boundary. The proposed development will bring symmetry and despite being prominent in the light of the existing development in the street a refusal would not be warranted. The materials to match will limit its prominence also. The existing hipped roof feature at the front will be retained.

The rear dormer will not be visible within the street scene however it is a large addition. There are many similar rear dormers and this form of development could be constructed under permitted development, it would not be possible to resist this form of development in this case.

It is noted that the dormers are shown built up to the boundary on both properties. Ideally these would both be built together and adjoining. However as these are separate applications a condition cannot be attached to ensure this is the case. However it is considered that should the front dormers be constructed at different times that there would be no visual harm as a result.

Residential amenity

The increased bulk of the roof will be visible from adjacent, neighbouring properties. However there would be no significant loss of amenity in this case. There is a window at the adjacent bungalow in the side gable, this as existing has limited light

and outlook. The proposed side gable will have no side openings which will overlook in this case.

The rear dormer faces the rear of bungalows in Slonk Hill Road to the north. As stated above a rear dormer could be constructed under permitted development which would have the same impact as that proposed here. Therefore no refusal would be warranted on the grounds of overlooking. The front dormer will overlook the park opposite and the highway therefore no loss of privacy will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings in the side gable

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 12th June 2025

Authorised by: Peter Barnett Date: 16 June 2025