Development Management – Delegated Officer Report

Application Number: AWDM/0846/22 Recommendation: APPROVE

Site: 18 Norman Crescent, Shoreham-By-Sea, West Sussex

Proposal: Rooms in roof consisting of raising of ridge height and construction of gable end to west elevation, roof lights to the front, gable end to east elevation and two rear dormers.

Date of Site Visit: 1st August 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached bungalow within a cul de sac with both houses and bungalows, this property is within the turning circle at the end of the street where adjacent dwellings are similar style bungalows with two storey houses opposite. Hipped roof bungalows with front gable projections and bays. Some of the neighbouring bungalows have been altered and extended with rooms in the roof, the application site is single storey only with a front flat roof porch and side flat roof garage. To the rear of the garage there is a side gable lower than the existing roof height. The garage is positioned at an angle due to the side boundary.

Consent was originally sought to add a gable to the east side and to increase the height of the gable to the west side and bring it forward over part of the flat roof. Front dormers were proposed and rear dormers with Juliet balconies to create first floor living accommodation. Amended plans have been submitted following officers advice and are for consideration here. The rear dormer has been reduced to be two smaller dormers only with balconies removed. The front dormers are removed and roof lights only are proposed to the front elevation.

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 (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 plans as amended present a modest development which is in keeping in design, form and scale with the existing bungalow and surrounding built environment. The main ridge remains the same with the gables either side adding increased bulk which is subservient in height and scale. The rear dormers do not over dominate the rear elevation and roof slope. Roof lights to the front only give rise to a less cluttered front elevation. Materials are to match existing.

Residential amenity

The proposed development will be visible from the properties adjacent and opposite within the cul de sac. However there is no adverse impact in terms of loss of light, overbearing or privacy. The side gables are adjacent to a neighbouring garage and car port, therefore there is separation to the main dwellings. The side roof slopes adjacent are also blank. A condition is attached to limit the addition of any openings on either side.

To the rear the dormers face towards properties to the rear, there is a distance in excess of 22 metres between the windows, therefore no significant overlooking would occur and a refusal could not be warranted here. A small dormer could also be added under permitted development which would have a similar impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west side.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 4th September 2023

Authorised by: Peter Barnett Date: 4 September 2023