Development Management – Delegated Officer Report

Application Number: AWDM/1438/22 Recommendation: APPROVE

Site: 37 Adur Avenue, Shoreham-By-Sea

Proposal: Roof extension with barn end gables, rear dormer with juliet balcony.

Date of Site Visit: Visited when considering AWDM/0377/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached, hipped roof bungalow with off street parking to the front and garden to the rear. It is within a residential street of both bungalows and two storey dwellings. Consent was sought and refused and dismissed on appeal to add a first floor to the single storey property to create a two storey detached house. The application was refused for the following reason: - "The first floor addition to form a two storey building in this case is unacceptable in that it does not relate sympathetically in design, form and scale with the existing character of the locality and would be detrimental to the environment, therefore conflicting with the policy 15 of the Adur Local Plan."

The current application seeks consent to extend the existing bungalow with a loft conversion with a barn hipped roof, two hipped roof front dormers and a rear flat roof dormer with juliet balcony. The ridge is to remain unchanged.

Amended plans have been received following advice from officers, the front dormers have been removed and the rear dormer has been reduced in size slightly.

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 street comprises houses and bungalows, within the immediate vicinity of the site there are mainly hipped roof bungalows, however there is much variation within the street as a whole with some gabled roof bungalows, some front dormers visible and detached and semi detached bungalows of various designs.

The previous refusal considered that the addition of the first floor would be out of character. To the direct surroundings of the site there are bungalows and this form of development at this site was considered unacceptable. The current scheme allows the bungalow to remain whilst adding a loft conversion therefore retaining the single storey character whilst providing rooms in the roof. In keeping with the properties either side, opposite and in the street as a whole. There are very few front dormers visible; the inspector in the previous refusal for a two storey dwelling stated "*They are largely significantly unaltered at front roof level; the abutting property being an exception with its dormer albeit this is a larger semi-detached home. The scene along this row of bungalows is serene and generally visually uniform and regrettably the proposed first floor would markedly interrupt the pleasing rhythm*." It was therefore considered that the front dormers should be resisted to keep the front elevation simple and not to set a precedent for further similar development.

The rear dormer is a large flat roof design, as reduced to the rear it will not be overly dominant and visible within the street scene. There are other rear flat roof dormers within the street. There would be no justification to resist this component of the development.

Residential amenity

The scale and bulk of the building will be increased however this is directly to either side of the neighbouring properties, no loss of light or overbearing impact would occur in this case. There is a first floor side window serving a bathroom on the eastern elevation. This will be conditioned to be obscurely glazed and high level opening only to not preclude development at the adjacent bungalow.

The dormer will overlook the gardens to the rear however a rear dormer could be built at this property under permitted development which would result in the same principle there it is difficult to resist such a proposal.

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 of the building. The windows serving the bathroom on the eastern elevation shall be

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 31st October 2022

Authorised by: Peter Barnett Date: 31 October 2022