Development Control – Delegated Officer Report

Application Number: AWDM/0322/20 Recommendation APPROVE

Site: 19 Kingston Close, Shoreham-by-Sea, BN43 6LP

Proposal: Front dormer and single storey side (south) extension (existing garage removed).

Date of site visit:

No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow with a detached side garage close to the boundary with no. 20, and is situated within the end section of a cul-de-sac.

The properties within Kingston Close are predominantly semi-detached bungalows many of which have front and/or rear dormers, further, many of the bungalows have rear and/or side extension.

Proposal

The application seeks permission to provide a front dormer and a side extension to replace the side garage.

NB: Other roof works such as a hip to gable roof extension and a rear dormer are shown on the submitted plans as being Permitted Development and therefore are not being considered here

Relevant Planning History: None

Consultations: None

Representations: 2 Letters of objection.

- Overdevelopment of the roof space will be unsightly from the road and from our house.
- Others have had over the ridge dormers done, but this one is very large and turns the home into a house in a close of bungalows.
- How do they intend to remove the existing garage without damaging our newly done garden and fence

- The garage is currently on our property border therefore to remove it block access to our garden and disrupt our privacy.
- Out of keeping with the character of the Close
- It would have an adverse visual impact from the road and the rear gardens it overlooks due to the bulking of the property due to the raising of the ridge height
- The finish of the roof will not compliment the area due to the materials and colour proposed
- Kingston Close is a small community of bungalows where some development has been carried out, mainly ground or rear first floor extensions, well designed and in keeping with other properties in the area. The proposed design does not take into consideration the character of the area or the impact on local residents.

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a front dormer and a side extension.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

Kingston Close comprises predominantly semi-detached bungalows many with roof extensions and/or ground floor extensions. Indeed, some properties have provide very large dormers that rise above the ridge of the roof, with the front and rear dormers linking through across the ridge, for example no.'s 15 and 14; whilst others have provided front and rear dormers that cut through the hip entirely, for example no.'s 12 and 11

The works which propose a hip to gable extension and a rear extension will be undertaken by permitted development rights under Class B – additions etc. to the roof of a dwellinghouse - Permitted development B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof, and therefore will not be considered here.

The application as first submitted, contained large front and rear dormer extensions which rose over the ridge of the property, and the extension as a whole would have provided a wraparound roof extension.

Subsequent to this, the plans have been amended and the subsequent hip to gable and the rear dormer have been removed from the planning application. The front dormer has now been significantly reduced by lowering it below the

ridge of the bungalow; has been much reduced in width; and has been raised up above the eaves, thereby producing a much smaller dormer.

The proposed size of the front roof dormer will be modest in comparison to its very near neighbours at no.'s 14 and 15 and it will not look out of character within the street scene.

The second part of the application relates to a single storey side extension. The construction of this extension if approved will result in the removal of the existing garage. The garage is up to the boundary with the neighbouring property no. 20 who are anxious about the demolition, as they feel that the demolition work may cause harm to their property. However, this would be a private matter and not a material planning consideration.

The proposed side extension will be stepped back from the front elevation by approx. 1.3m and its overall size would be approx. 2m wide x 6.8m long x 2.8m high. It will thereby not be obtrusive and it will be stepped away from the mutual boundary with no. 20 by some 800mm at the front corner of the extension and some 2.1m at the rear corner of the extension. The entrance door to the bungalow will be relocated from the side of the property to the front.

Residential Amenity

The neighbouring property no.20 is located to the south east of the application site, and sits at an angle to the property. Therefore because of this orientation relationship, it is not considered that the front dormer will result in any material overshadowing onto this property. Likewise, as the side extension will be contained within the existing envelope 'shadow' of the bungalow, there will be no overshadowing and no material overbearing onto the neighbouring property. In conclusion, the side extension together with the front dormer are not considered to result in a material loss of residential amenities to the neighbouring property.

No.18 being the adjoining bungalow, will see the rear dormer from their property, but as it is being constructed under permitted development, their existing residential amenities are not being considered here.

The properties to the rear of the application site 56-58 and 60-62 Buci Crescent, which are two storey flats. The proposed rear dormer will be seen by the these flats, the first floor flats in particular, but they are sited some 20m distant, and therefore will not be materially harmed by them, and in any case, as they are being provided by way of permitted development, the amenities of the properties at the rear are not being considered here.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No side windows in the extension

Informative

1. Approved following amendment
2. Recommend that applicant submits application for CLEUD for hip to gable and rear dormer which must be completed before work on front dormer commences

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

Case Officer: Eve Hearsey Date: 24.06.2020

Authorised by: Peter Barnett Date: 24 June 2020