Development Management - Delegated Officer Report

Application Number: AWDM/0520/14 Recommendation – Approve

Site: 94 Old Fort Road, Shoreham-By-Sea
West Sussex, BN43 5HB

Proposal: Hip to gable roof extensions and rear dormer with covered balcony, external alterations to windows and doors

Date of site visit: 19 May 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the south side of Old Fort Road. It has an elongated form, having been extended towards the road, and is longer than its neighbours.

The proposals seek to open up the internal layout and form a new entrance on the west side of the dwelling where there is currently a conservatory. The conservatory windows are to be removed and a new rooflight installed in lieu of the glazed roof.

The existing entrance doors are to be removed and replaced with a window. Various other changes to fenestration are also proposed, none of which requires permission.

The main changes are the extension of the roof of the original bungalow from a hip to a gable and the construction of a flat roofed dormer on the rear roofslope with balcony and projecting angled roof at the front edge of the dormer. New rooflights are proposed to the rear and sides.

The existing gable roof at the south end of the bungalow is to be hipped.

Relevant site history

Various extensions approved

Consultations

None

Representations

2 letters received supporting the application. It has a simple, cohesive design which will improve the appearance of the building. Construction work should be limited to reasonable hours. Refreshing to see a development in keeping with its neighbours.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed changes respect the character of the existing building and are considered to be acceptable in visual terms.

Residential amenity

The new gabled roofs will slightly increase the bulk of the building on the boundaries with its neighbours. To the west, No.92 is a modern dwelling with high level windows on the ground floor. These will lose some light but they are either secondary windows or serve non habitable rooms and it is not considered that any loss of amenity will arise.

To the east, No. 96 is a bungalow with a blank side gable which is not adversely affected by the proposal.

The proposed dormer and balcony will be centrally positioned on the roof and will not result in a harmful loss of privacy to its neighbours, both of which have their own rear balconies.

The other alterations are considered to be minor in nature and will not affect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Hours of working
4. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 6 June 2014

Authorised by: Gary Peck Date: 9 June 2014