Development Management - Delegated Officer Report

Application Number: AWDM/0214/22 Recommendation – APPROVE

Site: 18 Saxons, Shoreham-by-Sea, BN43 5JE

Proposal: First floor rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

18 Saxons is situated on the north side of the road, and is a two storey semi-detached property. The dwellings are on rising land, and it also slopes down to the west and rises to the east. Behind the site, to the north, is a tree bank which is a landscape buffer between the residential properties and the A27 Trunk road. The street is made up of a mix of detached and semi-detached dwellings, and many of the dwellings are the same style. Most have undergone rear extensions and or dormer extensions.

The application site property has a front dormer which links with the neighbouring semi, and is repeated on the semi pair to the east and the semi pair to the west. The rear of these properties also had linked flat roof dormers.

The property is not a Listed Building and is not within a Conservation Area.

Proposal:

This application seeks planning permission to:-

- Extend the existing dormer's depth from approx. 1.95m to 4.3m
- Extend the existing dormer's height from approx. 1.75m to 2.05m
- Extend the existing dormer's width from approx. 4.7m to 5.07m
- The extended dormer will oversail the roof and go over the existing rear extension. The resultant height from the roof of the rear extension to the new roof of the extended dormer will be approx. 2.88m

Consultations: None

Representations: None received

Relevant History:

ADC/0119/07 (no. 26) First floor rear extension over previous ground floor extension **Approved 18.04.2007**

SU/162/89/TP (no. 16) Extension to roof at rear including dormer windows
Approved 31.08.1989

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposed dormer extension will not be readily viewed from the street scene, but it will be viewed by its immediate neighbours, no.'s 17 and 19 Saxons, who will in the main see only the side elevations of the proposal, and a condition on any approval limiting windows on the side elevations of the extended dormer is considered to be reasonable. No properties are located to the rear of the site.

The existing roof pitch is relatively high, and the extended dormer will be set off of its boundaries by some 300mm thereby visually the proposal will not appear to be overdominant on the roofslope.

The neighbouring bungalows all have existing rear dormers and no. 16 appears to have undertaken a similar roof extension as the one proposed here, although they have also raised the pitch of the rear roofslope in conjunction with the dormer extension.

Whilst unusual, the dormer extension is not considered to result in any unacceptable harm either residential or visual to the neighbouring properties or the character of the locality in general.

The Adur SPG Development Management Standard no. 2 'Extensions and Alterations to Dwellings' states that *"two storey rear extensions should normally have a pitched roof to match the existing house. A false mono-pitch façade, running along all the elevations of a rear extension, may be acceptable where a full pitch would substantially reduce the light to the adjoining properties."*

This application for the extended dormer will be in effect a two storey rear extension as it will be constructed over the existing single storey rear extension. However, in this case, it is considered that the flat roof of this extension will be acceptable given that there is a wide embankment of trees and no residential properties to the rear. It will not be widely visible and the proposal would not represent a precedent given the particular site circumstances.

Recommendation

APPROVE
Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 18.03.2022

Authorised by: Peter Barnett Date: 18 March 2022