Development Control – Delegated Officer Report

Application Number: AWDM/0501/14 **Recommendation – Approve**

Site: **4 Winterton Way**

Proposal: **Revisions to front dormer, and roof extension to form rear gable with south and north side dormers (retrospective permission for amendments to AWDM/1255/12)**

Date of site visit: 13.5.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a bungalow substantially extended by way of a front dormer, two side dormers, and a rear gabled roof extension. These are amendments to a previously approved scheme, consisting of:

- front dormer measuring (at max) 2.2 metres in height, 3 metres in length, and 3 metres in width
- side dormer (south) measuring (at max) 2 metres in height, 3.6 metres in length, and 2.9 metres in width
- side dormer (north) measuring (at max) 2 metres in height, 3.6 metres in length, and 3 metres in width
- rear gabled roof extension measuring (at max) 3.1 metres in height, 8.9 metres in length, and 8.8 metres in width

The surrounding area is an outer residential suburb of Shoreham, close to the beach.

Relevant site history
AWDM/1255/12
Front dormer and roof extension to form rear gable with a south side dormer
Approved Conditionally 14.01.2013

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The scheme approved under AWDM/1255/12 was deemed acceptable in terms of its impact upon residential amenities of neighbours. This remains the case with those elements of the proposal that are unaltered from the original approved scheme as site circumstances have not materially changed in the intervening time since that approval.

The front dormer has been built larger than approved but is still in relative scale to the rest of the host bungalow. It sits lower than the ridge with sufficient gap to the eaves to avoid it appearing cramped. It has been finished with sympathetic exterior materials and finishes.

The side dormer built to the north is a new feature, not part of the previous planning approval. It is large. However it is reasonably in proportion to the rest of the south facing elevation, and is not cramped visually. It has been finished with sympathetic exterior materials and finishes.

Despite the extension alterations, the original form of the bungalow is still recognisable when viewed from the street.

Insufficient harmful visual harm has arisen from these deviations to the approved plans for planning permission not to be forthcoming.

The exterior materials have been applied and are sympathetic so, in the event of planning approval, there would be no need to re-impose a condition controlling this.

Residential amenity

The scheme approved under AWDM/1255/12 was deemed acceptable in terms of its impact upon residential amenities of neighbours. This remains the case with those elements of the proposal that are unaltered from the original approved scheme as site circumstances have not materially changed in the intervening time since that approval.

The side dormer to the south has added bulk to the building, but this does not harmfully overbear or overshadow the neighbour as it is positioned above the eaves and is some distance from the flank wall of the neighbouring building. Its window is top hung and obscured, serving a bathroom. No neighbour harm would arise from it.

The front dormer is sufficiently removed from neighbouring buildings so avoid causing harm to amenities.

Due to their design and position the new first floor windows in the rear gable and the flanks of the main building have not resulted in intrusive views onto neighbours.

In the previous planning approval, the roof lights and dormer window was conditioned to be obscure glazed and, additionally, the dormer window also be top hung. Permitted development rights were also removed for new windows/openings in the side elevations. Given the need to safeguard the amenities of neighbours by avoiding intrusive views and unacceptable overlooking, it is prudent to re-impose these conditions and extend the requirements to the new dormer to the south, and to condition this permission that these restrictions are implemented in a timely manner (1 month of the date of the permission).

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans

2. Within 1 month of the date of this permission the dormer windows in the south and north side elevations hereby permitted shall at all times be obscure-glazed in entirety and non-opening except that part which is above 1.7 metres above the floor of the room in which the window is installed, and shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

3. Within 1 month of the date of this permission the glazing in the 3 no. roof lights hereby permitted shall at all times be of obscured glass and shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

4. Within 1 month of the date of this permission the glazing in the upper floor bathroom window in the south elevation hereby permitted shall be of obscured glass and shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the side elevations of the development hereby permitted.

Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

Informative

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.

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

Case Officer: Matthew Porter Date: 25-7-2014

Authorised by: Peter Barnett Date: 29 July 2014