Development Management - Delegated Officer Report

Application Number: AWDM/0710/22 Recommendation – APPROVE

Site: 4 Hawkins Crescent, Shoreham-by-Sea, BN43 6TP

Proposal: Single storey rear extension. Hip to gable end roof extension with 2no. dormers

Date of site visit: Previous visited 08.08.2019 - Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the south side of Hawkins Crescent and relates to a semi-detached bungalow. The ground level is lower within the rear garden area.

The character of the street scene is of semi-detached bungalows, some of which have front dormers; some have undertaken a hipped to gable extension; and others have front rooflights. The land on the north side of the road is sloping upwards from the pavement whilst the land on the south side of the road is sloping downwards, with the garden land of the application site being lower still.

Proposal:

This application seeks planning permission to amend earlier approval AWDM/112/19 to:-

- Widen rear dormer from approx. 3.6m to approx. 6.7m;
- Remove the 'indented' section of the approved 4m deep extension.

Consultations: None

Representations: Sompting Parish Council : No objection

Relevant History:

AWDM/1112/19 Demolition of existing conservatory and construction of single storey rear extension, hip to gable roof extension to east elevation, dormer and two rooflights to north elevation and dormer and roof light to south elevation. **Approved 29.08.2019**

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:

Other than the aforementioned items, the proposed development on the site will be the same as that approved under AWDM/1112/19.

The rear extension had a partial indented section on it, a step back. But now that has been removed and the rear elevation will go straight across the back. The length depth and height of the rear extension will remain the same as the 2019 approval, (although the previous approval had 1no. rooflight and the current amendment shows 2no. rooflights).

The rear dormer has been widened in order to allow a better use of the space. There are other wide dormers within the locality, such as no.’s 12, 16 and 42, and it is considered that the proposed dormer will not be out of character with the locality.

There has been no change in planning circumstances to warrant a change in recommendation with regard to the previous approval.

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: 14.07.2022

Authorised by: Peter Barnett Date: 14 July 2022