Development Management – Delegated Officer Report

Application Number: AWDM/1790/17 Recommendation – APPROVE

Site: 37 Woodards View, Shoreham-By-Sea, West Sussex

Proposal: Proposed dormer to west elevation

Date of site visit: 11.12.17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached chalet bungalow dwellinghouse on Shoreham Beach. It is sited on the eastern end of Woodards View with Mardyke running to the east.

In August 2017 a Lawful Development Certificate was refused for a dormer to the west elevation and insertion of a rooflight in the east elevation. This was due to the roof of the bungalow already being extended under SU/89/93/TP therefore sufficient volume did not remain to allow for the proposed dormer to be permitted development.

The current application therefore seeks planning consent for the proposed dormer to the west elevation as was submitted in the Lawful Development Certificate. The rooflight referred to above is not included in the current application as this constitutes permitted development.

The dormer will serve a bathroom and a landing it is of flat roof design and the plans show that the windows will have obscure glazing installed.

Representations: None

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’
Submission Adur Local Plan as modified in accordance with the inspectors recommendations Policy 15 (2016)
National Planning Policy Framework (CLG 2012)

Planning Assessment

There is no objection in principle to the development to extend and alter a dwelling house within the built up area. The main issues for consideration are the impact of the proposed development upon the visual and residential amenities of the locality.

Residential amenity

Due to the position of the dormer on the west side of the building the main property to be affected is no. 35 Woodards View. Beyond the side drive at no. 37 is the side, gable end elevation of no. 35. There is a door and window at ground floor and a first floor window. The proposed windows in the dormer will be obscurely glazed and serving a bathroom and landing. Also due to the distance between the windows it is not considered that the proposal will result in any loss of privacy in this case. The scale and proximity of the dormer to the neighbouring property will also not result in any adverse impact with regards to loss of light or overbearing impact.

Visual amenity

Due to the position of the bungalow and spacing between the adjacent building, although the dormer is set back it will be clearly visible within the street scene especially on the approach from the west along Woodards View. It is however considered to be subservient to the roof slope with the majority of the roof slope still visible. The use of weather boarding to match the front gable will add interest and variation to the side roof slope. Ideally the dormer should be set in from the side wall as this would give a more balanced appearance. However looking into this further this would not allow for the required depth for the space to be provided and it is preferable for the dormer to be lower in the roof slope. The street comprises of a variety of building styles and dormers of various scale and positon exist within the street. This would not be an uncommon feature. On balance therefore as submitted the proposal can be supported subject to safeguarding conditions set out below.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans
3. Materials to match
4. The windows in the dormer hereby permitted shall at all times be obscure-glazed 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 it shall not subsequently be altered in any way.

Informatives:

1. Proactive without amendments

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

Case Officer: Hannah Barker Date: 12th December 2017

Authorised by: Peter Barnett Date: 12 December 2017