Development Management – Delegated Officer Report

Application Number: AWDM/1726/22 Recommendation: APPROVE

Site: 40 Adur Avenue, Shoreham-By-Sea, West Sussex

Proposal: Loft conversion including hip to gable roof extension and rear dormer.

Date of Site Visit: 7th November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey semi detached dwelling house within a street of both two storey dwellings and bungalows. The building as existing has a hipped roof and front bays. Consent is sought for a hip to gable roof extension and rear flat roof dormer, additional side windows are also proposed. An ensuite master bedroom is to be created in the loft space.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The changes to the roof form and the side and front windows will be clearly visible within the street scene. The roof will no longer match the attached dwelling, this will be more prominent due to the adjacent property being a bungalow. The side of the rear dormer will also be visible. However due to the variety in the street the proposals here can be supported. The rear dormer is large however it matches a rear dormer in close proximity to the site. A hip to gable extension and rear dormer could also be constructed under permitted development, therefore it is difficult to resist such a development. Materials to be used will match existing.

Residential amenity

The roof extension will not result in any loss of light, overbearing impact or loss of privacy to adjacent dwellings which would warrant a refusal in this case. The rear dormer will overlook adjacent gardens to the rear however this would occur if a rear dormer was constructed under permitted development. The rear garden is long and there are no dwellings directly to the rear. The side windows are to be conditioned to be obscurely glazed and the applicant's agent has agreed to this. The applicants wish to have ventilation and on balance as this limited opening method will not result in any overlooking to the adjacent dwelling, or affect any future development there, this can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the dwelling house and the side landing windows shall be obscurely glazed at all times and opening for ventilation only.

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: Hannah Barker Date: 28th November 2022

Authorised by: Peter Barnett Date: 28 November 2022