Development Management - Delegated Officer Report

Application Number: AWDM/1171/16 Recommendation – Approve

Site: 163 Old Fort Road, Shoreham-By-Sea

Proposal: Single storey rear extension; 2 no. front dormers one with roof terrace and glass balustrade

Date of site visit: 2 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow on the north side of Old Fort Road. It has a gabled front bay projection at its eastern end. It is proposed to construct a pair of flat-roofed dormers on the front roofslope measuring 3.6m wide and set 1.3m above the eaves and 0.3m below the ridge. The easternmost dormer will open onto a new balcony to be formed over the front bay (the gabled roof is to be removed).

At the rear, an existing conservatory is to be removed and replaced with a single storey hip roofed extension with gable end measuring 4m deep, 4.7m wide and 4m high.

The existing roof tiles are to be replaced with slate. The dormer cheeks will be clad in light grey Marley Eternit cladding, as will the existing rear dormer and side gables.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

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’ National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed dormers are relatively wide but they are well spaced (3.6m gap between) and are positioned a reasonable distance above the eaves. Consequently, they will not unduly dominate the roofslope. There are numerous examples of front dormers and balconies within the street so they will not appear out of character.

Residential amenity

The front alterations will not cause any loss of privacy or amenity. The rear extension is set off the boundary and, while deeper than the 3.5m specified in the Council's Standards, it will not result in a loss of light or outlook for the occupiers of No.165 to the east. No other neighbours are considered to be affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No east side windows to rear extension

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: Peter Barnett Date: 6 September 2016

Authorised by: Gary Peck Date: 6 September 2016