Development Management – Delegated Officer Report

Application Number: AWDM/1597/24 Recommendation: APPROVE

Site: 4 Truleigh Way, Shoreham-by-Sea, BN43 6HW

Proposal: Front dormer extension.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the east side of Truleigh Way Shoreham on rising land, and is positioned on a corner plot at the junction of Truleigh Way and Slonk Hill Road.

The property is a detached bungalow with an existing flat roof rear dormer and 2no. front rooflights and has a flat roof detached garage to the side (south).

The area comprises predominantly detached bungalows many of them have rear extensions and there are also rear and/or front dormers in the area.

Proposal:

The application seeks permission to provide:-

- Front dormer measuring approx. 5.85m wide x 2.8m deep x 1.65m high, with 2no. windows on the front elevation.

Relevant Planning History: None

Representations: None received

Consultations: None

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 2024

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

The street scene is characterised by many of the bungalows having dormers at the front and/or the rear, and thereby the addition of the front dormer will not be out of keeping with its surroundings.

Being detached, the dormer will not impact on the neighbouring properties, and given the distance to the opposite side of the road, there will also be no material impact onto that those properties either.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in cheeks

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 21.02.2025

Authorised by: Peter Barnett Date: 24 February 2025