Development Control – Delegated Officer Report

Application Number: ADC/0141/10 **Recommendation – Permit Application**

Site: **5 Fowey Close Shoreham-by-Sea West Sussex BN43 5HE**

Proposal: **Proposed front dormer**

The Application

The site is located within a cul de sac on Shoreham beach. A semi detached, hipped roof bungalow surrounded by both detached and semi detached bungalows. The property is set back from the road with a front garden and hedge to the front boundary. There is a dropped kerb leading to a driveway and garage to the side.

Permission is sought for a front, flat roof dormer, 3.2 metres wide, 2 metres high with a maximum depth of 2.5 metres. The dormer forms part of a loft conversion which includes a hip to gable extension and two further, flat roof dormers to the rear. The rear dormers and hip to gable extension are considered by the applicant to be permitted development and an application for certificate of lawfulness has been submitted to determine this, (ADC/0142/10) and is currently under consideration. The total loft conversion will provide three bedrooms and a bathroom. The front dormer only is for consideration here and this dormer serves a bedroom.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1. AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Policy AH7 of the Local Plan, relates specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling.

Residential Amenity

The front dormer faces onto the highway and the bungalow opposite, no. 16 Fowey Close. There is a distance of approximately 40 metres, therefore there will be no loss of privacy or overlooking in this case.

Visual Amenity

The front dormer is modest in size, centrally located within the roof slope and is not overly dominant. There are other examples of similar flat roof dormers, no. 16 Fowey Close opposite has a matching front dormer and hip to gable extension. There are also flat roof front dormers at nos. 9, 10, 11, 12, and 17 Fowey Close. The dormer is therefore in character with the surrounding built environment.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following plans: -

   Location Plan – received 22nd April 2010.
   Block Plan – received 22nd April 2010.
   Drawing no. 02 – received 22nd April 2010.

Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer. [redacted] .....Date...20\5\10.