Development Management - Delegated Officer Report

Application Number: AWDM/1941/20 Recommendation – APPROVE

Site: 37 Hawkins Crescent, Shoreham-by-Sea, BN43 6TN

Proposal: Proposed flat roofed dormer to front elevation

Date of site visit: Previously visited. Also, assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The property is a semi-detached, hipped roof bungalow positioned on the north side of Hawkins Crescent, and has an existing rear extension and a garage positioned close to the boundary with no. 39 Hawkins Crescent.

The street scene comprises predominantly semi-detached bungalows, and many of the dwellings have extensions and or roof dormers.

The proposal seeks permission to provide a small dormer to the front roofslope measuring some 2.5m wide x 1.5m high x 2.2m deep.

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 2019

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 surrounding area.

Visual & Residential Amenity

Many of the bungalows within the street have provided front dormers, and like the application dormer, are generally of modest proportions. The proposed dormer therefore will not be out of character with the visual amenities of the area, and will not over-dominate the front roofslope.

Because of its modest proportions and position on the roofslope, it is not considered to materially affect the existing residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 18.01.2021

Authorised by: Peter Barnett Date: 18 January 2021