Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1050/12

Site: **397 Upper Shoreham Road Shoreham-By-Sea**

Proposal: **Extension and alterations to roof comprising remodelling of front dormer (part hip to gable to side elevation and enlargement of rear dormer to be built under permitted development)**

Date of site visit: 12.9.12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is:

- New hipped roof to front dormer to measure (at max) 1.2 metres in height, 3.5 metres in length, and 2.9 metres in width

The drawings show a partial hip-to-gable roof extension and dual hipped rear dormer to be built as “permitted development”.

The application property is a semi-detached bungalow with front and rear flat roof dormers and white render and exposed brick walls. The site is along a main road in an outer suburb of Shoreham, which exhibits a mixture of building design and styles.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies

Adur Local Plan: AG1, AH7
South East Plan: CC1, CC6, BE1

Planning Assessment

Principle
Upgrading residential accommodation is acceptable in principle.

Visual amenity

The development adds bulk to the front of the building, but several flat roof dormers of similar design in the street have been similarly altered. With this in mind the new roof would not appear as an obtrusive feature in the street.

It relates reasonably satisfactorily to the design and style of the host building as well.

Residential amenity

The new front dormer roof is removed from immediate neighbours, so would not harm their living conditions.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials to match

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

Case Officer:	Matthew Porter	Date: 15-10-2012
Authorised by:	Peter Barnett	Date: 16-10-12