Development Management - Delegated Officer Report

Application Number: AWDM/1573/18 Recommendation – Approve

Site: 53 Beach Green, Shoreham-By-Sea

Proposal: Replacement enlarged front and rear dormers including cedar wood cladding to dormers and elevations.

Date of site visit: 23 November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached chalet bungalow with steeply pitched roof. It has small dormer windows on the front and rear roofslopes. A flat roofed rear extension is currently under construction as permitted development (AWDM/1027/18).

It is proposed to replace the dormers with larger dormers which will span much of the width of the roof and which will be clad in cedar. The roof tiles are to be replaced with black pantiles. The side gables of the property will be part rendered and part clad too.

Relevant Planning History

As above.

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

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, while almost the full width of the house, are not considered to be dominant features in view of the large expanse of roof that will remain and the relatively low height of the dormers compared with the main ridge.

The use of non-matching materials is considered to be acceptable as it will result in a contemporary appearance which would not be out of keeping in the wider area.

Residential amenity

The rear dormer is larger than existing and contains more windows. There is the potential for greater overlooking than currently exists but it is not considered that it would have a materially harmful impact. There are a number of dormers in the area and overlooking appears to be mutual between the site and its neighbours.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: 13 December 2018

Authorised by: Gary Peck Date: 13 December 2018