Expiry 9/7/08

Development Control – Delegated Officer Report

Application Number: ADC/0261/08 **Recommendation – Permit Application**

Site: **17 The Burrells Shoreham-by-Sea West Sussex BN43 5HF**

Proposal: **Dormer on north side and hipped roof on front dormer**

The Application

The site is located within the built up area of Shoreham beach, a detached chalet bungalow within a street of properties of various style and design. Permission was granted in June 2006 (ADC/0075/06) for additional rooms in roof with a rear gabled roof extension. The rear gabled is to be extended to the rear of the dwelling by 2.7 metres matching the existing roofline.

In addition to that already approved permission is sought to add an additional pitched roof dormer to the northern roof slope and to add a pitched roof to the existing flat roof front dormer. The proposed dormer is 2.2 metres wide, with a maximum depth of 1.7 metres and a maximum height of 3 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
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 Alteration to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). 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

In addition to the rear gable already approved under ADC/0075/06 a side dormer and pitched roof to an existing dormer are proposed. The side dormer will over look the side roof slope of the adjacent bungalow where there are no windows to be affected. The pitch to the front dormer will have no impact on any of the adjacent residential properties.

Visual Amenity

The side dormer and pitched roof proposed will be visible within the street scene. The pitched roof design of both dormers is considered to be acceptable in this case and the development is in keeping in design and scale with the existing building. The proposed extension will not detract from the character of the street scene which comprises of dwellings of various individual design and appearance.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. ~~C14Ai - amended plans~~ -

Case Officer..... Baker .....Date..... 4/7/08

4/7/08