expiry
26.06.07

Development Control – Delegated Officer Report

Application Number: ADC/0262/07 Recommendation - Permit

Site: **17 Garden Close Shoreham-by-Sea West Sussex BN43 6BR**

Proposal: **Front dormer (with rear dormer and part-hipped side gable built as 'permitted development')**

The Application

The application property is the western half of a pair of semi-detached bungalows on the north side of the outer ring of Garden Close.

The proposal is for a front dormer. The applicant proposes to construct a rear dormer and extend the west side hip roof to a part-hip gable under permitted development prior to the implementation of the front dormer.

Consultations and Representations

Third Parties

There has been no third party representation on the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The proposed front dormer as originally submitted was considered to be too large for the extended roof plane to accommodate without it appearing too cramped or over dominant.

In the context of the permitted development works it is considered that the reduction in size by 1m to 5m would appear less dominant and cramped against the part-hipped gable.

Other properties in the street benefit from having front dormers, most of which are more modest in scale, however some have pairs of large pitched roof dormers which do appear more dominant than these proposals. The front dormer at No.21 was approved to be extended under SU/118/99 at a width of 5m and a height of 2.1m.

The height of the proposed dormer at No.17 is 1.5m and is considered to be not too big, with enough tiling surrounding the dormer to prevent it appearing out of scale. On balance it is considered that the proposed dormer would not

have an unduly harmful effect on the visual amenity of the area or on the appearance of the host dwelling.

Recommendation

APPROVE for reason that :- 1PPii.

1. C1Ci.
2. C12E3 – amend to read 'dormer'
3. C14Ai – amended (07.06.07, AH7 & DEV1)

Case Officer:
Date: 07-06-07 12.6.07