**Development Management – Delegated Officer Report**

**Application Number: AWDM/1272/24 Recommendation: APPROVE**

**Site: 21 Roman Way, Southwick, BN42 4TN**

**Proposal: Rooms in roof, comprising of dormers to the front (west) and rear (east) of the property.**

**Date of site visit:** Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The property is situated on the east side of Romans Way, Southwick, on rising ground, and is a semi-detached, gabled roof 2 storey house. The neighbouring houses on either side have existing dormers.

The local area comprises predominantly semi-detached 2 storey houses and there are properties with front and/or rear dormers of various sizes.

**Proposal:**

The application seeks permission to provide:-

- Front dormer measuring approx. 3.65m wide x 1.65m deep x 1.3m high;
- Rear dormer measuring approx.. 5.35m wide x 2.3m deep x 2.25m high.

**Relevant Planning History:** None

**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 2023

**Planning Assessment**

***Principle***

The proposal comprises upgrading of 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 dwellings and their surroundings.

***Visual and Residential amenity***

The street is characterized by semi-detached houses some of which have dormers to the front and/or rear. Indeed the neighbouring house at no.23 has a larger front dormer than that proposed at the application site and a similar sized rear dormer.

The front dormer will be readily viewed from the street scene, and it will be read in context of the other dormers in the area, such as the aforementioned dormer at No. 23, plus there is also a rear dormer to no. 17, which can be viewed from the street to the front of application site.

There will be a bathroom window at the rear, and it is not considered unreasonable to require the window to be obscure glazed.

It is not considered that the visual amenities of the street will be compromised by the provision of the dormers nor with the existing residential amenities of the neighbouring properties be harmed.

It is thereby considered that the dormers will be an acceptable form of development in the locality.

**Recommendation:**

**APPROVE subject to the following condition(s)**

1. Approved plans
2. Standard time limit
3. Materials
4. Window

***Informative:***

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.11.2024

Authorised by: Peter Barnett Date: 18 November 2024