Expiry Date - 01/02/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1048/11

Recommendation – Approve Application

Site: **7 Fowey Close Shoreham-By-Sea West Sussex BN43 5HE**

Proposal: **Front dormer**

The Application

The application relates to a semi detached hipped roof bungalow within a cul-de-sac of similar properties on Shoreham Beach.

Permission is sought for a front, flat roof dormer 3.3 metres wide, 2 metres high with a maximum depth of 2.5 metres. Also shown on the submitted plans are two front and one rear velux window, a hip to gable roof extension and two further flat roof dormers to the rear. The front dormer only is the subject of this application. The other developments are not considered to require planning permission and are to be determined under AWDM/1045/11 which is an application for a Lawful Development Certificate.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' states, with regard to roof extensions, that they should respect the scale, character and appearance of the existing dwellings; that dormers should not be so large that they over dominate the dwelling, resulting in a top heavy 'box-like' appearance; they should be kept well below the ridge level and should not project as far as the walls of the dwelling; and the windows in dormers should be similar in style and proportion to those on the original dwelling.

Planning Assessment

Visual Amenity

Fowey Close comprises semi detached bungalows of both hip and gable roof design. Many of which have been extended with loft conversions, hip to gable extensions and front and rear dormers and some form part of the original design.

The proposed front dormer will match in design and scale other front dormers adjacent and opposite at nos. 5 and 16 Fowey Close. It is will therefore not be detrimental to the street scene. The dormer will not over dominate the front elevation of the bungalow; it is set centrally within the roof slope, set down from the ridge.

As stated above the hip to gable extension, rear dormers and velux windows do not form part of this application.

Residential Amenity

The proposed front dormer will have no adverse impact on the residential amenities of the occupiers of the surrounding bungalows. There will be no greater over looking than as existing.

Recommendation

APPROVE for reason that :-

The proposed front dormer 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 policies of the Adur District Local Plan (AG1, AH7)

Subject to: -

1. C1Ci
2. C12E3...external tile hanging of the dormer hereby...
3. C1Ei The development hereby permitted shall be carried out in accordance with the following approved plans.

   Block and Location Plan Drawing no. 4 – received 7th December 2011

   Plans and Elevations as Proposed – received 7th December 2011

Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 4th January 2012

PB 5/1/12