AWDM/0322/20, 19 Kingston Close, Shoreham

The removal of the garage would be done from my client's side - this is not a planning concern.

There are already several developments within the close that show front and rear dormers that extend above the ridge. Two of which show the dormer cutting through the hip which looks aesthetically worse than going to a hip to gable (see picture below). I would suggest that they have done this to reduce to volume gained to under 50m3 therefor having the fallback position of permitted development (extending above the ridge and front dormer excluded from PD)

The house next door to my client is predominantly grey. The proposed materials would therefor not stand out as described but be sympathetic to that house. Modern cladding materials should be given serious consideration.

The rear dormer and the hip to gable can be done under PD as this would be under the 50m3. Overlooking from a rear dormer would not be any worse or negated under PD or through planning.



