Expiry Date – 11/12

Development Control – Delegated Officer Report

Application Number: AWDM/1455/19 Recommendation – Grant

Site: 11 Silverdale Drive, Sompting

Proposal: Front dormer

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 8/11

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Silverdale Road. As built these bungalows are gable ended.

In the street the properties are different with some built as chalets with large flat roof front and rear dormers, others detached with fully pitched roof (9). Many front dormers have been added to these properties and many are flat roofed including opposite at No. 12.

A ground floor rear extension and rear dormer is nearing completion.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to add a front dormer. The application has been revised since first submitted and is now 600mm less wide and 200mm less tall.

Relevant Planning History

AWDM/1041/19 - Application for a Lawful Development Certificate for proposed single-storey rear extension and rear dormer (existing extension removed). Granted 19.8.19

Consultations

Sompting Parish Council – No objection in principle but would prefer to see a pitched roof for visual uniformity.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and neighbour amenity.

Character/neighbour amenity

The extension will not harm neighbour amenity.

There are many front dormers in the street and the purpose built ones are flat roofed. Opposite at No. 12 a flat roofed dormer was approved in 2004. The revised proposal is now of a similar scale to that built at No. 12.

The revised proposal will not be harmful to the character of the street.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.
3. Materials to Match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 3.12.19

Authorised and signed by: Peter Barnett Date: 3 December 2019