Expiry Date – 1/11

Development Control – Delegated Officer Report

Application Number: AWDM/1439/19 Recommendation – Grant

Site: 142 Greenacres, Shoreham

Proposal: Front dormer and rooflight

Neighbours checked: Y

Additional neighbour notifications:

Date of Site Visit: 22.10

Site and Surroundings

This application relates to an end of terrace two story house built in the late 1960's as part of a small estate of similar houses. The house sits on the east side of Greenacres. It is not in a conservation area and is not listed.

There are numerous examples of front dormers added to neighbouring houses. Those spotted are at 150,125,122,119,116,104,99,98,96,48 and 34. The most recent permission is for a dormer at 160 under ref: AWDM/1268/17.

Proposal

Planning permission is sought for a front dormer and rooflight. The plans also show a rear dormer, to be added under permitted development.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

Objection from No. 140

Overbearing
Loss of outlook
Cumulative impact with extensions built at 139.

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 the impacts of the development on neighbour amenity.

Neighbour Impact

The objection is from No. 140 the rear of which faces the flank wall of the application site at a distance of 17 metres. The rear dormer is to be built under PD. The front dormer is modest relative to the roofslope. It is not considered that it will have a significant impact on the outlook from No. 140 or be overbearing at the distance between them.

Visual impact

There are many front dormers in the vicinity and so it would be difficult to resist one in this case notwithstanding the other two properties in the terrace do not have one. The dormer itself is modest and sits above the window below thus giving a sense of proportion.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. Windows to match

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. In order to comply with permitted development limits the rear dormer must be substantially completed before the front dormer is begun.

Is recommendation contrary to any representations? YES

Case Officer signed:	MOK	Date: 24.10.19
Authorised and signed by:	Peter Barnett	Date: 24 October 2019