Expiry Date – 31/8

Development Control – Delegated Officer Report

Application Number: AWDM/1110/21 Recommendation – Grant

Site: 8 Ravensbourne Close, Shoreham

Proposal: **Front dormer**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 27/7

Site and Surroundings

This application relates to a detached bungalow on the south side of Ravensbourne Close at the head of this cul de sac. The bungalow has a rear dormer. It is recessed behind the front wall of No. 9. It has a gabled tiled roof with front gable projection and is rendered and painted white.

The site is not in a conservation area and is not listed

There are front dormers at Nos. 5 and 9 in this cul de sac.

Proposal

A front dormer with crown roof is proposed on the left side of the frontage.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Character

There are two other front dormers in the street the most recently approved in 2019 at No. 9, which is a semi detached bungalow. The proposed dormer is very similar to that of No. 9, now built. The proposed dormer will not be out of character.

Neighbour amenity

No neighbour harm will occur.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 5.8.21

Authorised and signed by: Peter Barnett Date: 5 August 2021