Development Management - Delegated Officer Report

Application Number: AWDM/0557/21 Recommendation – APPROVE

Site: 21 Cromleigh Way, Southwick, BN42 4WG

Proposal: Extension to front dormer window

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a single-storey, pitched roof, semi-detached dwelling, located on raised land from the highway and pavement, on the north-west side of Cromleigh Way, Southwick. Because of the raised position of the bungalows, steps lead up from the pavement to the dwellings. No. 21, and others, have dug out the majority of the front amenity land in order to create a car parking area; others have terraced their front garden areas.

No. 21 and its neighbour have 1no. small dormer on the front elevation of the property. Many of the bungalows within the street scene have existing dormers on the front elevations. Further, many of the bungalows have constructed rear dormers and rear extensions.

Proposal:

The application seeks permission to provide an additional flat roof front dormer extension to the side of the existing dormer.

The proposed new dormer will measure approx. 2.3m wide x 1.7m deep x 1.5m high

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

Dormers within the roofs of the bungalows are a feature of the bungalows within Cromleigh Way, some, like the application site have a single dormer separated from its neighbour and others are adjoined to the neighbouring bungalow, giving an appearance of a wide roof dormer.

The dormer will be wider than others in the street but it will not look unduly out of keeping with the street scene.

It is not considered that the dormer would demonstrably harm the visual or the residential amenities of the locality.

Recommendation:

Approve:

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 12.05.2021

Authorised by: Peter Barnett Date: 12 May 2021