Development Management - Delegated Officer Report

Application Number: AWDM/0741/16 Recommendation – Approve

Site: 105 Greenacres, Shoreham

Proposal: Proposed front dormer to front elevation

Date of site visit: 6.6.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached two-storey dwellinghouse set at an angle to the highway. The surrounding area is an outer residential suburb of Shoreham.

The proposal is for a flat roof tile hung front dormer (full details shown on the submitted drawings).

Relevant site history
None

Consultations
None

Representations
Observation from occupier of 106 Greenacres: *Property is incorrectly marked on block location plan. No. 105 is not located between 95 and 102*

[Noted, however the submitted drawings are correct]

Relevant Planning Policies
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of the existing housing stock is supported in principle.

Visual amenity

The dormer would be a noticeable feature in the street. However front dormers are already evident in the street including two in the immediate group of properties to which No. 105 belongs. The dormer is adequately proportioned in relation to the roof slope of the host dwelling.

No visual harm would arise from it.

Residential amenity

The development is physically removed from neighbours, including by way overlooking across the public street, so as to avoid adverse harm by way of overbearing/overshadowing or loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing dwelling

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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 04-07-2016

Authorised by: Peter Barnett Date: 4 July 2016