6a 2/7/09

Development Control – Delegated Officer Report

Application Number: ADC/0186/09 **Recommendation – Permit Application**

Site: **12 Cypress Close Shoreham-by-Sea West Sussex BN43 6AE**

Proposal: **Front dormer**

The Application

The site is located within the built up area of Shoreham. A semi detached bungalow within a cul de sac comprising both houses and bungalows. Permission is sought for a front, flat roof dormer 2 metres wide, 1.4 metres in height with a maximum depth of 2.3 metres. The dormer forms part of a loft conversion which also includes a rear flat roof dormer and small hip to gable extension. These do not require planning permission and consent is sought for the front dormer only.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' Comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development.' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of a sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is not considered that there will be any overlooking or loss of light in this case as a result of the proposed front dormer. The bungalow fronts onto the highway with an area of open space directly opposite.

Visual Amenity

The proposed front dormer will match the dormer adjacent at the attached bungalow. There are flat roof dormers visible within the street scene which have been added to other bungalows within the cul-de-sac and dormers also form part of the original design of the adjacent houses. The proposal will therefore be in keeping in design, character and scale with the existing bungalow and surrounding locality. Amended plans have been received which show the dormer slightly set in from the attached property, this improves the visual appearance of the dormer when viewed from the street.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12E3
3. C14Ai - 2nd June 2009 – Policy AH7

Case Officer. [redacted] .....Date.....4|6|09.

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