Development Control – Delegated Officer Report

Application Number: AWDM/1327/18 Recommendation – APPROVE

Site: 8 Slonk Hill Road, Shoreham-by-Sea, BN43 6HX

Proposal: Front dormer

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13.09.2018

Site and Surroundings

This application relates to a detached bungalow, situated on raised land. The street backs onto the A27 Shoreham bypass Trunk road which lies on well treed lower land to the north.

The street scene comprises predominantly detached bungalows, some with front dormers e.g. no.'s 14 and 16, both being wide dormers

Proposal

This application seeks planning permission for a wide front dormer.

Relevant Planning History

SU/108/04 Front dormer **Approved 29.06.2004**

Consultations

None undertaken

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
The National Planning Policy Framework 2018

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.

Visual Amenity

There are other dormers within the street scene, and 2no. close to the application site, i.e. no.'s 14 and 16, both of which are wide dormers.

The application proposes a wide front dormer too and thereby will not be out of keeping within the street scene.

Residential Amenity

The neighbouring properties that could be affected are no.'s 6 and 10, both being detached bungalows, and set far enough from the application site so as not to be materially affected by the proposal.

Recommendation APPROVE subject to the following conditions:

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

Informative

Approved without amendments

Is recommendation contrary to any representations? N

Case Officer signed: Eve Hearsey Date: 23.10.2018

Authorised and signed by: Peter Barnett Date: 24 October 2018