Development Management – Delegated Officer Report

Application Number: AWDM/0428/17 Recommendation – APPROVE

Site: 42 Kingston Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed front dormer

Date of site visit: 25.04.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to semi-detached bungalow within a cul de sac of similar dwellings. The cul de sac is a single road dividing into two sections symmetrical in layout. The application site is within the southern section. It has been already extended with a hip to gable extension, SU/162/93/TP. As existing within this southern section of cul de sac the bungalows when viewed from the street comprise of hipped roof original design. There is another example of a hip to gable roof extension.

Consent is sought for a front, flat roof dormer, 3.5 metres wide, 1.4 metres high with a maximum depth of 2.1 metres.

Consultations:

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The dormer is to the front of the bungalow and is therefore visible within the street scene. As stated above this southern section of the cul de sac has no other

examples of front dormers and mainly hipped roofs. Having said this the northern section of the cul de sac is very different with examples of hip to gable extensions and large, prominent, bulky flat roof dormers to both front and rear in some cases. It is considered on balance that the proposal is acceptable. Although in the very direct vicinity of the site there are no other examples of dormers, this proposed dormer is modest in scale. It allows a large proportion of roof to still remain visible. It is lower than the main ridge height. This proposal would not set a precedent for large bulky, out of scale dormers as exist within the northern section of the cul-de-sac. The dormer would not be significantly detrimental to the street scene that would warrant a refusal in this case.

Residential Amenity

The dormer to the front will overlook the highway and neighbouring dwellings. It would not result in any significant loss of privacy, light or overbearing impact in this case.

Recommendation

APPROVE

1. standard time limit
2. materials to match existing.
3. Approved Plans

Informative

1. Pro-active no amendments

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

Case Officer: Hannah Barker Date: 15.05.17

Authorised by: Jo Morin Date: 15.05.2017