Expiry Date – 13/4

Development Control – Delegated Officer Report

Application Number: AWDM/0261/17 Recommendation – Grant

Site: 5 Downside, Shoreham

Proposal: **Front dormer**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/4

Site and Surroundings

This application relates to a 1940's semi detached bungalow on the south side of Downside close to the junction with New Barn Road.

These bungalows are rendered and white painted under a shallow hipped roof. It also has a front bay feature with 'castellation' over. The property is not in a conservation area and is not listed. There are no protected trees on the site.

Proposal

Permission is sought for a front dormer. The drawings also show a hip to gable roof extension and large rear dormer with Juliet balcony. These works are annotated as being permitted development. An assessment as to whether they comply with the terms of the GPDO has not been made. The front dormer does not rely on these works.

The front dormer has been revised since first submitted and is now narrower by 800mm.

Relevant Planning History

None.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

Saved Local Plan policies (ADC 1996): AG1, AH7

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

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 on the appearance of the house and wider area and any neighbour impacts.

Design/streetscene

The front dormer has been reduced in width since first submitted and is now a less bulky addition to the roof. In normal circumstances a front dormer, particularly on a bungalow of this size, would be resisted. However, many roof alterations have occurred in Downside and New Barn Road including larger front dormers, the last being approved at 38 New Barn Road last year, 0755/16 refers. In the circumstances this reduced width dormer cannot be resisted.

Neighbour amenity

The front dormer will overlook the front gardens and road. There will not be a harmful neighbour effect.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. This approval relates to the revised proposal for a front dormer only. The works identified on the drawing as 'permitted development' have not been assessed under the terms of Classes B and C of the GPDO. It is open to you to submit a Lawful Development Certificate application for these works.

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 25.4.17
Authorised and signed by:	PD	Date: 25.4.17