Development Management - Delegated Officer Report

Application Number: AWDM/1411/21 Recommendation – APPROVE

Site: 44 Kingston Close, Shoreham-By-Sea

Proposal: Front dormer

Date of site visit: 7th September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Kingston Close is accessed off Stoney Lane in Shoreham and the site is situated in the southern elbow of the close. Originally a hipped roof semi detached bungalow the application site has had a loft conversion with hip to gable side extension and rear dormer and front roof lights. Consent is sought in this case for a flat roof dormer to the front elevation.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The front dormer will be clearly visible within the street scene. It is high in the ridge and set to one side. Within the context of the cul–de-sac as a whole there are other front dormers visible. Directly adjacent the neighbouring semi detached pair have matching, front flat roof dormers. To the north is the other section of the cul-de-sac are many other examples of flat roof front dormers some of which are larger than

that proposed and there are examples of development which exceeds the original ridge height. It is therefore considered that the proposed development will not be out of keeping with the existing build environment. Other front dormers are visible and therefore this forms the character of the area. No additional harm will therefore result here. Materials will be to match existing.

Residential amenity

The dormer will be visible from neighbouring properties however there will be no additional loss of light or overbearing impact as a result. Any overlooking will be to the front over the highway front gardens and driveways therefore will not result in any material loss of existing residential amenities to neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

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

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

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.

Case Officer: Hannah Barker Date: 7th September 2021

Authorised by: Peter Barnett Date: 8 September 2021