Development Management - Delegated Officer Report

Application Number: AWDM/0081/22 Recommendation – APPROVE

Site: 16 Mill Hill Close, Shoreham-By-Sea, West Sussex

Proposal: Front Dormer

Date of site visit: visited and photos taken when considering previous application AWDM2080/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow on the corner of Mill Hill Close and Mill Hill Drive. Ground level increases towards the entrance to the close and drops to the side of the bungalow on Mill Hill Drive. Due to its elevated, corner position the front, side and rear of the bungalow are visible. Consent was sought previously under AWDM/2080/21 for a loft conversion with front and rear dormers and hip to gable extension with rooflights. This was withdrawn following officer advice that the large rear dormer could not be supported due to it being so prominent and visible within the street scene and its large scale. The applicant's agent has shown on the current drawings that the rear dormer and hip to gable extensions with front roof lights are to be completed under permitted development and that the front dormer only is for consideration here.

The front dormer is of flat roof design and is positioned on the west side of the southern 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 relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The front dormer is positioned on the front roof slope above the main ground floor window; it is considered to be modest in scale, proportionate to the building, roof slope and the ground floor windows. There are other examples of flat roof front dormers within the cul de sac and this form of development will therefore not be out of keeping. Materials will match existing.

Residential amenity

The dormer will be to the front of the bungalow overlooking the highway. There will be no greater overlooking than currently exists and no private space will be overlooked at any adjacent properties. There will therefore be no adverse impact in this case.

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: 14th February 2021

Authorised by: Gary Peck Date: 15 February 2021