Development Control – Delegated Officer Report

Application Number: AWDM/0554/14 **Recommendation – Approve**

Site: **5 Hawkins Crescent**

Proposal: **Front dormer (hip to gable roof extension and rear dormer to be built under permitted development)**

Date of site visit: 9.5.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow. It has been recently extended by way of a large flat roof rear extension and conversion of the garage.

The proposal is for a front dormer to measure (at max) 1.5 metres in height, 2.2 metres in length, and 2.6 metres in width (the hip-to-gable roof extension and rear dormer being built as a separate building operation under permitted development).

The surrounding area is an outer residential suburb of Shoreham, close to the beach.

Relevant site history
None

Consultations
South Downs Society*: Although the property is visible from the Downs, the Society has no objection to the planned proposals*.

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle
Upgrading of residential accommodation is acceptable in principle.

Visual amenity
The adjoining property has a flat roof front dormer. The introduction of another one of a matching design on the application property would restore a lost

symmetry, and should be supported. Front dormers are evident elsewhere in the street.

The property can be seen from long views from the Downs, but the work is minor in terms of its impact upon the setting of the open downland landscape.

Residential amenity

The front dormer would overlook the public street so would not result in unacceptable overlooking and/or loss of privacy.

It is physically removed from neighbouring buildings so as to avoid adverse overbearing and overshadowing.

Recommendation

APPROVE

Subject to Conditions:-

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

Informative

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.

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

Case Officer: Matthew Porter Date: 12-6-2014

Authorised by: Peter Barnett Date: 13 June 2014