Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0607/12

Site: **17 Park Way Southwick**

Proposal: **Dormer window to front elevation**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a flat roof front dormer to measure (at max) approx 1.7 metres in height, 2.1 metres in width, and 2.1 metres in length

The application property is a semi-detached bungalow with a hipped roof front protrusion. The building is situated in a residential suburb of Southwick in a street characterised by pairs of bungalows with original roof forms largely intact.

The plans show a hip-to-gable roof extension for the sake of completeness only. This is "permitted development" (work that can be built out without the need to submit a planning application)

Relevant Planning History

None

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle
Upgrading of the residential accommodation is acceptable in principle.

Visual amenity

The appearance of the street is strongly defined by bungalows which have retained their original roof form (only a couple of properties along the immediate street have front dormers).

The proposed front dormer is well proportioned to the rest of the roof space, so it would sit comfortably within it. It is sympathetically positioned directly above the main windows at ground floor.

Due to its sympathetic design it would not appear as an obstructive feature in the street, nor would it appear out of character as it matches the design and style of an existing front dormer on a property near opposite it. The 'bulk' of the dormer would also be partly hidden behind the building's forward hipped roof protection. This would reduce its visual prominence in the street.

The dormer would unbalance the symmetry of the pair of bungalows, but this would be lost anyway with the hip to gable roof extension to be built as a separate operation under "permitted development".

Amenity – effect on existing dwellings

The front dormer is physically removed from the private rooms of immediate neighbours, so would not overbear or overshadow onto them.

Overlooking is direct toward the public street, rather than private rooms so would not be intrusive.

Recommendation

APPROVE for the reason:-

The proposed development would place without detriment to the local environment and would not detract from its character or appearance. It has not resulted in any detriment to the amenities of neighbouring properties and consequently does not conflict with and the South East Plan (CC1, CC6, BE1) and Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.

Subject to Conditions:-

1. 3 year time limit
2. Approved plans
3. Materials/finishes to match existing

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 12-06-2012

Authorised and signed by: Jo Morin Date: 14 June 2012