Expiry Date – 17/2

Development Control – Delegated Officer Report

Application Number: AWDM/2128/20 Recommendation – Approve

Site: 12 Parkside, Shoreham

Proposal: Proposed dormer window on west elevation (front)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 7/2

Site and Surroundings

This application relates to a detached chalet bungalow on the east side of Parkside. The property has a dormer on its south side. It has a steeply pitched roof and prominent gable/chimney detail on its west 'front' elevation.

Adjoining properties are of a different design but each has dormer windows similar in style to that proposed now. Front dormers are common in the street.

A bungalow has been built in part of the rear garden.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a 'front' dormer with catslide roof to create an en-suite bathroom to an existing bedroom.

Relevant Planning History

ADC/0346/06 - Pair of semi-detached three-bedroom dwellings (with bedrooms in roof space) and detached double garage in rear garden. Refused

ADC/0344/06 - Detached three-bedroom bungalow and garage in rear garden. Granted

SU/60/06 - Four-Bedroom Chalet-Style Dwelling At Rear With Detached Garage (Accessed Via Existing Track To Rear Garages). Refused.

SU/128/02 - Two-Storey Rear Extension With Pitched Roof. Granted

SU/90/93 - Double garage on west side of road. Granted.

SU/191/90 - Outline Application For Two-Storey Detached House With Garage. Refused

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

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 of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Front dormer windows are a common feature of this street and the catslide roof proposed is common to the dormers on both neighbouring houses. The dormer looks large in elevation but the proposed roof form accentuates its size in elevation. The floorspace created is modest.

This proposal will not be harmful to local character.

Neighbour amenity

This dormer will not affect any neighbour.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching Materials*

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 any representations? No.

Case Officer signed: MOK Date: 9/2/2021

Authorised and signed by: Peter Barnett Date: 9 February 2021