Development Management – Delegated Officer Report

Application Number: AWDM/1745/23 Recommendation: APPROVE

Site: Che Bar, Adur Road, Shoreham-By-Sea, West Sussex

Proposal: Extension of existing front dormer

Date of Site Visit: No visit, use of google maps.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow within a street of bungalows and chalet bungalows in Shoreham-By-Sea. The property has a front and rear flat roof dormer and a single storey front extension.

Consent is sought to extend the front dormer the full width of the front roof slope; it currently occupies approximately two thirds of the width of the roof slope. The dormer will be extended in the same design with materials to match existing.

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 (December 2023)
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 existing front dormer is clearly visible within the street scene. It is not centrally positioned however it causes no harm and due to its scale it does not over dominate

the roof slope. The proposal to increase the width will not result in an adverse impact. It will create a balanced development no more prominent than the existing dormer. There are other front dormers within the street scene and consent was granted at no. 1 Adur Avenue opposite for works to the bungalow which include three front dormers. Although differing in style there is a precedent here with the existing development.

Residential amenity

The dormer extension is to the front therefore new windows will face the highway as the existing windows do. There will therefore be no increased overlooking no loss of light or overbearing impact will occur as a result of the dormer.

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: 25th January 2024

Authorised by: Peter Barnett Date: 25 January 2024