

Planning Statement

Application to Vary Approved Plans Condition
Proposed New Dwelling with Basement and Front Dormer
Land Between 8 and 9 Holmbush Close, Shoreham by Sea
Original Planning Permission Reference **AWDM/1433/24**

1. Introduction

This Planning Statement supports a Section 73 application to vary the approved plans condition attached to planning permission AWDM/1433/24. The proposal retains the approved dwelling footprint, scale and form, with the inclusion of a basement and a front dormer. All other aspects of the approved development remain unchanged.

2. Site and Context

The site lies within an established residential area characterised by detached and semi detached dwellings with varied roof forms. Front dormers form a recognisable feature within Holmbush Close and are visible throughout the street scene.

3. Planning Policy Context

The proposal has been assessed against the Adur Local Plan 2017, with particular regard to Policy 15 Built Environment and Design and Policy 16 Amenity, alongside the National Planning Policy Framework.

4. Assessment of Proposed Variations

The proposed basement is wholly contained beneath the approved footprint of the dwelling and would not alter the height, massing or external appearance of the development. It would therefore have no impact on the character of the area or neighbouring amenity.

4.1 Front Dormer and Street Scene Context

The proposed front dormer represents the principal visible change from the public realm and has therefore been carefully considered in relation to the established character of Holmbush Close. Front dormers are a consistent and accepted feature within the Close. Planning permission has been granted for front dormers at No 1 Holmbush Close **AWDM/1216/19**, No 10 Holmbush Close **AWDM/0047/12**, and No 14 Holmbush Close **AWDM/0691/24**. In addition, Nos **4, 7, 11, 12** and **13** Holmbush Close incorporate front dormers that are constructed and visible within the street scene. The proposed dormer is proportionate to the host roof, set in from the roof edges, and designed to read as a subordinate element. Its scale, positioning and form reflect the established rhythm of dormers within the Close, as illustrated on the submitted street scene plan. The dormer does not introduce an incongruous form of development or result in harm to the roofscape.

5. Residential Amenity

The proposed variations would not result in unacceptable overlooking, loss of privacy, loss of light or overshadowing. The development therefore complies with Policy 16 Amenity of the Adur Local Plan.

6. Conclusion

This application seeks a minor and well considered variation to the approved plans condition. The proposal preserves the character and appearance of the area and would not result in harm to neighbouring amenity. It is respectfully requested that planning permission is granted.

