Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approved**
AWDM/1528/12

Site: **2 Larke Close Shoreham-By-Sea, West Sussex, BN43 6ED**

Proposal: **Front dormer and enlargement of existing rear dormer.**

Date of site visit: 9th January 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with an existing rear flat roof dormer and rear conservatory extension. The attached bungalow is of original matching design and a front flat roof dormer has been added. The pair of bungalows is unique within the street scene. Directly to the north is a garage compound and beyond this are two facing terraces of two storey flat roof dwellings.

Permission is sought for a flat roof dormer to the front of the bungalow. This dormer is shown on the plans to match the existing flat roof dormer at the attached bungalow no. 1 Larke Close. It is 4.8 metres wide, 1.9 metres high and has a maximum depth of 2.6 metres.

There is an existing rear dormer 3.5 metres wide, 1.7 metres high and with a maximum depth of 2.3 metres. Permission is sought to extend this rear dormer in width. By an additional 3.6 metres, the depth and height will remain the same.

Representations: - 1 email response has been submitted from the owner/occupier of no. 1 Larke Close stating that the owners are planning to attach their new dormer to the existing dormer which is part of the original build of the house. My concern is that they replace/maintain any of my building where necessary, especially the roofing on my existing dormer at no cost to myself.

Relevant Planning Policies

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Both the front and rear of the bungalow are clearly visible within the street scene. From the front the bungalow is visible within Larke Close. The proposed front dormer will result in an improvement to the visual amenities of the street scene and appearance of the existing pair of semi detached bungalows. The dormer will produce symmetry between the existing unbalanced appearance of the bungalows. The dormer will match in all respects that of the neighbouring property.

The rear of the bungalow is visible within Kent Close to the west. The two bungalows currently have matching dormers which are attached. The proposed dormer extension will unbalance the pair when viewed from the rear. It is however considered that this is acceptable in this case. Consideration must be given to the fact that a large rear dormer could be constructed benefitting from the property's permitted development rights.

Residential amenity

The proposed front dormer and extension to existing rear dormer will not result in any loss of light, privacy or overbearing impact to any occupiers of the adjacent neighbouring dwellings. There will be no increased overlooking than existing. An additional window is to be inserted in the side gable serving a bathroom and this will be fitted with obscure glazing. This is adjacent to an existing bedroom window which is clearly glazed.

The neighbours concerns with regards to protection of their property are no a planning consideration in this case. The applicant's agent has been advised of the neighbour's concerns.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. External tiles to dormers to match existing roof tiles.
3. Permission relates to approved plans:

   Drawing no: 2021-001 - received 3rd January 2013

Drawing no. 2020-002 Rev A - received 3rd January 2013
Drawing no. 2020-101 Rev A - received 3rd January 2013
Drawing no. 2020-102 - received 3rd January 2013

Informative
1.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.

2.The applicant is advised that consent must be sought from the owner of the adjacent dwelling no. 1 Larke Close to attach the front dormer, hereby permitted, to the existing dormer at no. 1 Larke Close. Consent must be sought prior to commencement of works.

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

Case Officer: Hannah Barker Date: 28th January 2013

Authorised by: Jo Morin Date: 29 Jan 2012