Development Management – Delegated Officer Report

Application Number: AWDM/1189/24 Recommendation: APPROVE

Site: 40 Hawkins Crescent, Shoreham-by-Sea, BN43 6TP

Proposal: Hip to gable end conversion on the existing loft extension and enlargement of front and rear dormers.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the south-east side of Hawkins Crescent, Shoreham, on rising ground, and no. 40 is a semi-detached, hipped roof bungalow. The bungalow has existing front and rear dormers.

The street comprises predominantly semi-detached bungalows and many of them have front and/or rear dormers of various sizes. The neighbouring property no. 42, has a larger front and a larger rear dormer than that existing at the application site.

Proposal:

The application seeks permission to:-

- Enlarge existing front dormer;
- Resultant front dormer will be some 3.6m wide x 3.2m deep x 2.7m high;
- Enlarge existing rear dormer;
- Resultant rear dormer will be some 6.16m wide x 4.2m deep x 2.7m high;
- Hanging tiles to match existing.

Relevant Planning History:

SU/286/65 Rooms in roof. **Approved 07.12 1965**

Representations: None received

Consultations: None.

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

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 dwellings and their surroundings.

Visual and Residential amenity

The street is characterized by semi-detached bungalows, many of which have dormers to the front and/or rear. Indeed the adjoining bungalow no.42 has a larger front and a larger rear dormer than the application site (SU/155/05/TP refers), as too have no. 38 the other neighbour to the application site (AWDM/0653/11 refers).

The existing dormers at no. 40 look out of keeping in comparison with the larger dormers of its neighbours and others within the locality.

It is thereby considered that the enlarged dormers will not result in any unacceptable residential or visual harm to the locality or the neighbours.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 22.10.2024

Authorised by: Peter Barnett Date: 22 October 2024