Expiry Date - 24-08-2015

Development Control – Delegated Officer Report

Application Number: **AWDM/0978/15** **Recommendation – APPROVE**

Site: **8 Fowey Close Shoreham-By-Sea West Sussex**

Proposal: **Proposed dormer to front elevation**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front dormer (to measure 2 metres in height, 2.5 metres in length, and 3.4 metres in width)

The application property is a semi-detached bungalow in cul-de-sac in an outer residential suburb of Shoreham, near to the beach. The adjoining bungalow has a front dormer, as do several other bungalows in the cul-de-sac.

Relevant Planning History
AWDM/0982/15
Application for a Lawful Development Certificate for proposed hip to gable roof extension, extension of existing rear dormer, front rooflights and new soil vent pipe
Issued 10.08.2015

Consultations (summarised)
Southern Water: *request informative is attached advising on connection to public sewer*

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Adur Local Plan (saved policies): AG1, AH7

Planning Assessment

Principle
Upgrading of housing stock is acceptable in principle.

Visual amenity

Front dormers are an established feature in the street scene. The proposed dormer is comparable in size, design and position as these, including the one on the physically adjoining bungalow.

It would sit reasonably comfortably on the host dwelling front roof slope (as enlarged by a gabled roof extension to be built under permitted development)

Residential amenity - neighbours

The front dormer is physically removed from immediate neighbours to negate potential overbearing and overshadowing.

It would face the public street with views back onto neighbouring buildings being oblique in nature, so intrusive overlooking and unacceptable loss of privacy would be avoided.

Recommendation

APPROVE

Subject to following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 05 titled BLOCK & location PLAN date valid 29-06-2015
Drawing No. 02 titled Plans & Elevations As Proposed date valid 29-06-2015

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Matching exterior materials/finishes

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? N/A

Case Officer signed: Matthew Porter Date: 19-8-2015

Authorised and signed by: PD Date: 19.8.15