Development Management - Delegated Officer Report

Application Number: AWDM/061323 Recommendation – APPROVE

Site: 9 Kingston Close, Shoreham-by-Sea, BN43 6LP

Proposal: Front dormer

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 application property is a semi-detached, hipped roof bungalow, in a cul-de-sac section of Kingston Close. It is set back from its neighbouring bungalows. It has a narrowing triangular piece of land to the front, which is mainly hardsurfaced, and it has a shared drive to the side next to no. 10, and a detached garage close to the side boundary with no. 10, who also have a detached garage close to the same boundary with no. 9.

Kingston Close comprises predominantly semi-detached bungalows, many of whom have extended their properties to the rear and to the roof.

NB: Whilst no planning application received for the hip to gable, the rear dormer, or the front rooflight, plans have been submitted to the Building Control Department for the roof works.

The hip to gable roof extension, the rear dormer, and the front rooflight are thereby not being considered here.

Proposal:

Permission is sought to provide a small dormer to the front roofslope of the bungalow.

The dormer measures some 2.4m wide x 2.4m deep x 1.6m high

Relevant History: None

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 2021

Planning Assessment

Principle:

The proposal comprises the creation of a front dormer on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

Kingston Close has many properties which have undergone extensions in some form, many of which being to the roof. The existing front dormers are of smaller proportions than rear dormers, and are positioned above the ground floor window for visual symmetry. The application site has also adopted this rule. It is also set in from the centre point of the roof by approx. 450mm, thereby it will not look cramped in position.

It is not considered that the front dormer will be out of character or appearance with the street, and it will not result in any material harm to the existing neighbouring properties by way of loss of amenities

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment
2. This approval does not purport to grant permission for the hip to gable roof extension; the rear dormer extension; or the front rooflight, which may need planning permission in their own right.

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

Case Officer: Eve Hearsey Date: 23.06.2023

Authorised by: Peter Barnett Date: 23 June 2023