Development Management - Delegated Officer Report

Application Number: AWDM/1384/19 Recommendation – APPROVE

Site: 116 Downside, Shoreham-By-Sea, West Sussex

Proposal: Proposed front dormer

Date of site visit: 16.09.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow in north Shoreham on the north side of Downside. The ground level of the site is higher than the highway. Consent is sought for a flat roof front dormer. Initially a larger dormer was proposed which was across the majority of the roof slope. It was noted that this dormer although not high in the roof slope was wide and conflicted visually with the existing front gable. There were not other examples in close proximity which were as large as that proposed and this scale of development was considered out of keeping in this case. Amended plans were received showing the dormer reduced in width to a more modest front addition with velux windows adjacent.

The plans also show a hip to gable extension and rear dormer which have been considered under a recent LDC application. Also there is a current application for a single storey rear extension considered for prior approval.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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

The proposed dormer as amended shows a modest addition in keeping with the existing bungalow and surrounding locality. The dormer replicates the scale and position of the ground floor window and is appropriately designed in relation to the host dwelling. Within the context of the surrounding street scene this proposal is acceptable where other similar sized dormers exist.

Residential amenity

The extension will not impact upon any adjacent residents, the dormers window is to the front of the property facing onto the street. There will be no greater overlooking than already exists here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. Proactive without amendments

Case Officer: Hannah Barker Date: 7th October 2019

Authorised by: Peter Barnett Date: 7 October 2019