rDevelopment Management - Delegated Officer Report

Application Number: AWDM/0397/16 Recommendation – Approve

Site: 21 The Gardens, Southwick

Proposal: Front dormer to south elevation

Date of site visit: 8 April 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi-detached bungalow on the north side of The Gardens. It is proposed to construct, as amended, a flat roofed dormer on the front elevation. The dormer measures 4m wide, 2.1m high and 1.8m deep. It will sit 1.1m above the eaves and 1.3m below the ridge.

Relevant site history

None

Consultations

Southern Water: Applicant is advised to contact Southern Water

Representations

None received

Relevant Planning Policies

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
National Planning Policy Framework (March 2012)

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 dormer has been amended to remove a pitched roof and to bring it higher up the roofslope. As amended it will have a similar appearance to an existing dormer at 17 The Gardens and will not appear out of keeping in the street scene.

Residential amenity

The front dormer will not have any adverse impact on residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. Permission relates to approved plans

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Southern Water

Case Officer: Peter Barnett Date: 25 April 2016

Authorised by: Gary Peck Date: 25 April 2016