Development Management - Delegated Officer Report

Application Number: AWDM/0799/19 Recommendation – APPROVE

Site: 5 New Barn Road, Shoreham-By-Sea

Proposal: Proposed front dormer. (Hip to gable roof extension and rear dormer to be built under permitted development previously approved under AWDM/0297/19)

Date of site visit: 12th August 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a hipped roof semi detached bungalow on the western side of New Barn Road. The ground level increases from south to north and the attached bungalow is at a higher level with a higher ridge.

A Lawful Development Certificate was issued under AWDM/0297/19 for a hip to gable roof extension and rear dormer to be built under permitted development.

Consent is sought here for a flat roof front dormer only; the hip to gable is permitted development.

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 street comprises of both houses and bungalows, there are flat roof dormers visible within the street scene, directly opposite and adjacent to the application site.

The proposed dormer is of modest scale and will not dominate the roof slope, it is in line with the ground floor window and matches in size. It replicates a similar dormer adjacent to the north of the site.

The dormer will be built in materials to match existing and there will be no adverse impact upon the character of the locality, the existing building or street scene.

Residential amenity

The dormer is to the front of the building and will serve a bedroom. It will overlook properties on the opposite side of the road. There will be no greater overlooking than already exists between the properties which all have windows facing the highway.

No adverse impact upon the residential amenities of the occupiers of the adjacent dwellings.

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

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.

Case Officer: Hannah Barker Date: 23rd August 2019

Authorised by: Peter Barnett Date: 23 August 2019