Expiry Date - 08/11/2011

Development Control – Delegated Officer Report

Application Number: **AWDM/0653/11**

Recommendation – Approve Application

Site: **38 Hawkins Crescent Shoreham-By-Sea West Sussex BN43 6TP**

Proposal: **Increase in width of front and rear dormers and size of 'barn-hip' subject to SU/241/02, application for non-material amendment**

The Application

The application relates to the southern half of a pair of semi-detached chalet style bungalows, located on the eastern side of the road, adjacent to the junction with Holmbush Close.

Permission was granted in 2003 for a single-storey rear extension and enlarged rooms in the roof with part-hipped side gable and extended front and rear dormers (SU/241/02/TP). The application has been commenced and the rear extension has been completed.

Permission is now sought for minor alterations to the sizes of the front and rear dormers and to the size of the part-hipped gable.

The front dormer would be increased by 0.2m to 4m in width, with the rear being increased by 0.3m to 5m in width, and the side part-hipped roof decreasing in height by 0.2m to 1.2m in height.

Consultations and Representations

Third Parties: A site visit was made and it was felt that the limited impact of the revisions did not require further public consultation.

Relevant Planning Policies and Guidance

Not relevant to the determination of this application for a Non Material Amendment.

Planning Assessment

Visual amenity

The alteration proposed to the size of the dormer windows and part-hipped gables are minor and it is considered that they would have limited impact on the character or appearance of the property or the surrounding area. The increase in size is not considered to be material in the context of the overall scale of the development.

Residential amenity
The limited scale of the amendments would be such that there would be no adverse effect on the outlook, daylight or privacy of the surrounding neighbours. The impact from the increase in size would not be materially different from the original development.

Recommendation

APPROVE the non material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing no. 2 - B/14/07/2011. Date stamped received 13 Sept 2011.

Please note that existing planning permission SU/241/02/TP still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing no. 2 - B/14/07/2011. Date stamped 13 September 2011.

Case Officer: Carlos Hone Date: 27.09.11

Counter signed: JM Date: 27.09.11