Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approval**
AWDM/0598/12

Site: **50 Greenacres Shoreham-By-Sea, West Sussex BN43 5WY**

Proposal: **Proposed front dormer window**

Date of site visit: 15/5/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling located within a cul-de-sac. It has bay fronted windows and is of similar appearance to the other properties within the Greenacres estate. As existing there is a velux window on the front roof slope and a rear flat roof dormer. It is proposed to construct a flat roofed, front dormer 2.2 metres wide, 1.7 metres high and 2.1 metres deep. The plans also show a larger rear dormer to be constructed on the rear roof slope. This is to be constructed under 'permitted development' and therefore does not form part of this application. This element should be carried out as a separate building operation to the front dormer which is the subject of this application.

Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies
Adopted 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 Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Dormers should not be so large that they over-dominate the dwelling, resulting in a top heavy 'box-like' appearance. They should be kept well below the ridge level of the existing roof and should not project as far as the walls of

the house. A large amount of the original roof should still be clearly visible. Dormers should not "wrap-around" more than one face of a roof and should not normally be located on the side of a hipped roof. The appearance of roof lights will often be more acceptable. Where the existing roof space is of inadequate size to accommodate the rooms proposed without adding very large flat roofed dormers, permission will not normally be granted.

The windows in dormers should be similar in style and proportion to those on the original dwelling. On older-style properties small hipped or gable roofed dormers are usually preferable to flat-roofed dormers. Two small dormers will often be more acceptable than one large one, provided they are sufficient distance apart.

Visual amenity

The front dormer will be of modest size and will not over dominate the roof slope. It is centrally positioned above the first floor window with detailing to match. There are many other similar sized front dormers within the street scene and elsewhere within the Greenacres estate. The proposal is acceptable in visual terms.

Residential amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent dwellings as a result of the proposed dormer.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Tile hanging on dormer to match existing roof tiles.
3. The window in the proposed dormer shall match in design and appearance the window styles of the existing dwelling.
4. Permission relates to approved plans:
   Drawing No: 497/01 Date Received: 1st May 2012

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

Case Officer: Hannah Barker Date: 4th June 2012

Authorised by: Jo Morin Date: 14 June 2012