Development Control – Delegated Officer Report

Application Number: AWDM/0137/17 Recommendation – APPROVE

Site: 61 Holmbush Way, Southwick, BN42 4YD

Proposal: Front dormer

Date of site visit: 28.02.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow on the north side of Holmbush Way on rising ground. Both the front and rear gardens are very long, some 20metres. The street comprises a mix of bungalows and two storey dwellings.

The application bungalow has stone cladding to its front elevation and painted brickwork to the front recess. Front entrance door is within the front recess facing the neighbours front access.

No. 63 and 55 have front dormers and on the opposite side of the road there are other front dormers, and no. 58 has a hip to gable extension together with a wide front dormer.

Proposal

Permission is sought for a front, flat roof dormer measuring some 3.4m wide x 2.1m high x 3m deep.

NB: There are other works proposed namely a rear dormer; a hip to gable roof extension; a front rooflight; a new window in the new gable extension; the removal of the cladding from the front elevation; and the provision of a smooth render to the front elevation. These matters are not being considered by this application as they are deemed permitted development and they are not being checked for the validity of this statement an informative will be applied to any permission to state this fact.

Consultations: None undertaken

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)

National Planning Practice Guidance

Relevant Planning History

AWDM/1801/15 Replacement rear single storey extension. Approved 10.02.2016

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The front dormer will not be overly large and will be positioned above the ground floor window, thereby resulting in a balanced development. It will not look out of keeping with the street scene.

The other matters that will be undertaken under permitted development will also update the property. The removal of the cladding will be a great improvement.

Residential Amenity

The new front dormer will be in keeping with the street scene and will have no adverse amenity impacts for neighbours, and given the length of the front garden, there will be no adverse impacts on the properties opposite either.

Recommendation

APPROVE

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10.03.2017

Authorised by: Jo Morin Date: 13.03.2017