Development Management - Delegated Officer Report

Application Number: AWDM/0735/21 Recommendation – APPROVE

Site: 33 Falcon Close, Shoreham-By-Sea

Proposal: Enlargement of rear dormer

Date of site visit: No visit - use of applicant's photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow within a cul de sac of similar properties and also two storey houses. There is an existing dormer to the front and rear roof slope. The small scale dormers appear to have been original features and characterise the street scene.

Consent is sought to enlarge the existing rear flat roof dormer to a larger flat roof dormer. The dormer is proposed to cover the majority of the rear roof slope, set down from the ridge. It is to be clad in Cedral cladding white in colour to match no. 32 Falcon Close the attached bungalow.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 proposed dormer is at the rear of the bungalow and is therefore not clearly visible within the street scene. It is a larger addition than existing however there are other similar scale dormers in close proximity to the site including the attached dwelling. It is proposed that the dormer will match the materials used on that adjacent dormer. It is not considered that there is any justification to warrant refusal here in the light of the existing development.

Residential amenity

The dormer will face toward the rear of properties to the south in Old Fort Road and will overlook adjacent gardens either side. The existing dormer overlooks neighbouring properties and a dormer could be built under permitted development having a similar impact. It is not considered that any additional overlooking would occur here which would be harmful. The bulk and scale of the development would not give rise to any loss of light or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: 20th May 2021

Authorised by: Peter Barnett Date: 20 May 2021