Development Management – Delegated Officer Report

Application Number: AWDM/0762/17 **Recommendation: REFUSE**

Site: **160 Greenacres, Shoreham-By-Sea**

Proposal: **Rooms in roof with front and rear dormers**

Date of Site Visit: **20 June**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for a flat roofed dormer to both the front and rear elevation of the property.

The application site within the estate development of Greenacres and is within a group of properties that form a cul de sac as part of the development. The dwellings are all similarly designed of the type found across Shoreham consisting of large full length bay windows.

Planning History:

None relevant

Consultations:

None undertaken

Representations:

1 letter of objection has been received on the grounds of overlooking from the rear dormer window and there is no provision for bird proofing.

Relevant Planning Policies:

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'

Adur Submission Local Plan Policy 15

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

Although there has been an objection to the rear dormer window, it is not considered that such an objection could be sustained at appeal, given there is already a large dormer in one of the adjacent properties and overlooking already occurs from existing windows in any case. The rear dormer would have little impact from the public viewpoint as at best it would only be seen through gaps in the properties in Connaught Avenue.

There are other examples of front dormers in the cul de sac in which the subject property is located as well as sporadically across the estate itself. While some of these dormers are presumably from the period when planning permission was not required for such dormers, it would be difficult to justify an objection in principle to the provision of a front dormer, those that do exist are set back a reasonable distance from the eaves and most noticeably line up with the main bedroom window below it, at least therefore maintaining a sense of proportion.

The proposed dormer, however, would extend half over the smaller front window (containing a study) and therefore would have little relation to the proportions of the existing building and would be larger than other dormers on the estate. The dormer would also be closer to the eaves than those built elsewhere on the estate as demonstrated by the block plan.

A request has been made to amend the plans but no response received and accordingly the application is not considered acceptable in its current form.

Recommendation

REFUSE for the following reason:

The proposed front dormer by virtue of its size and positioning would relate poorly to the host dwelling and would not be comparable to other examples of front dormers in the near vicinity. The proposal is therefore contrary to saved policies AG1 and AH7 of the Adur District Local Plan, Policy 15 of the Adur Submission Local Plan supplementary planning guidance in Development Control Standard No.3 Extensions and Alterations to Dwellings and the relevant policies of the National Planning Policy Framework.

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

Case Officer: Gary Peck Date: 25 July 2017

Authorised by: Date: 2/8/17