Expiry Date - 01-02-2016

Development Control – Delegated Officer Report

Application Number: AWDM/1770/15 **Recommendation – APPROVE**

Site: **33 Hawkins Crescent**

Proposal: **Hip to gable roof extension; front and rear dormers**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front and rear dormer, with a hip to gable roof extension. The dormers and side gable would be tile hung. The roof will be matching roof tile. Roof lights are proposed in the south (Front) and north (rear). The full dimensions of the proposal are shown on the submitted drawings.

The application property is a semi-detached bungalow that is slightly elevated from the highway. There is a side garage set well back from the site frontage. Its adjoining neighbour has a front dormer of similar design to what is proposed.

The site is situated in an outer residential suburb of Shoreham. Front dormers are an established feature in the street, as well as side gables and half-hip roof extensions.

Relevant Planning History

None

Consultations

None

Representations

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Adur District Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

Front dormers and gabled roof extensions are an established feature of the street, having changed its character. Compared with other front dormers in the street, the current proposal is well proportioned and of sympathetic scale to the host building.

The rear dormer is larger and of more bulk but would be less visible in the street. It is sufficiently built off the outer edge of the enlarged roof.

Residential amenity

The neighbours principally impacted upon are those at the rear and to either side. Sufficient distance would be retained between the proposal and the nearest neighbours at the rear to avoid harmful impact from arising.

Overlooking onto the neighbours at either side would be oblique, so invasive loss of privacy would not occur. The window in the west elevation would not result in a window-to-window overlooking so it is not necessary to insist that it be obscure glazed.

Sufficient distance would be retained between the development and neighbours to either side to avoid undue overbearing and/or overshadowing.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Exterior materials to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 29-2-2016

Authorised and signed by: Peter Barnett Date: 29 February 2016