Expiry Date -

Development Control – Delegated Officer Report

Application Number: **AWDM/1537/12**

Recommendation – APPROVE

Site: **23 Greenacres, Shoreham**

Proposal: **Front dormer (rear dormer and rear extension to be built under permitted development)**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a front dormer to measure (at max) 2.8 metres in height, 3.6 metres in length, and 3.5 metres in width.

The application property is one of a pair of two-storey dwellinghouses with front bow windows.

The site is situated in an outer residential suburb of Shoreham of similar designed properties. Garden boundaries are open to the highway.

The rear extension and rear dormer are to be built out under "permitted development" and are not under consideration within the scope of this application. Both are shown on the drawings for completeness sake only.

Relevant Planning History
None

Consultations
None

Representations
Objections received from occupiers of Nos 24, 25, 26 and 27 Greenacres, summarised;

- *No objection to ground level extension, strongly object to rear dormer. We have a small garden which would be greatly overlooked and subject to loss of privacy.*
- *Will devalue properties*
- *The width across the front and rear dormers would mean considerable loss of light to our property. Never been informed of previous decisions permitting the development of the rear dormer.*
- *No only losing light, it will mean loss of privacy to No's 26 and 27 due to the close proximity of the building.*
- *Out of place*

- *Completely overlook our rear garden, resulting in a loss of privacy*
- *Have two young children that play in our garden and would feel uncomfortable being so over-looked and would also look directly into rear windows, including my son's bedroom*

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The front dormer would be a prominent feature in the street. Had this been an isolated proposal, it would have been resisted because it is somewhat ungainly. However precedent has already been set within the immediate street for front dormers, so that this type of feature is now not unknown. The new dormer design would match an approved front dormer built at No 13 Greenacres.

The scale of this currently proposed front dormer is suitably subservient to the main house, and it sits not uncomfortably within the front roof slope. Its fenestration and exterior materials are similar to that of its host.

The impact from it would not, therefore, sufficiently materially harmful as to resist the granting of planning approval.

Residential amenity – effect on existing dwellings

The front dormer is large in its size, but it is physically removed from the habitable rooms of immediate neighbours to avoid harmful overshadowing and loss of light by way of the shadow cast by it.

Outlook from the habitable rooms of immediate neighbours would not be unduly curtailed by the front dormer as it would be physically contained in the roof slope, away from the windows of such rooms.

The front dormer faces the public street, so views onto neighbours would not be more intrusive in terms of overlooking and privacy lost than the views afforded to those users of the public street.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 and the South East Plan policies BE1, CC1, CC6

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 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.

Is recommendation contrary to any representations? Y

Case Officer signed: Matthew Porter Date: 21-1-2013

Authorised and signed by: Peter Barnett Date: 1 February 2013