Expires 27/4/07.

Development Control – Delegated Officer Report

Application Number: ADC/0125/07 **Recommendation – Permit Application**

Site: **6 The Marlinspike Shoreham-by-Sea West Sussex BN43 5RD**

Proposal: **Front dormer window**

The Application

The application property is a semi-detached bungalow situated on the north side of The Marlinspike, Shoreham Beach. It features a recently added large rear dormer, a rear east side garage and a further small dormer on the west side of the front roof slope. The other properties in the street are bungalows of mixed design, many of which have also added dormers onto their front roof planes. The proposal is to add a second flat roofed dormer to the front elevation that will house a new ensuite bathroom to the master bedroom. It will be situated on the eastern side of the roof and will compliment the wider existing dormer. As the adjoining bungalow also has two front dormers the proposal will lend the front elevation of the pair a symmetrical appearance.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

From the outset it appears that there are no contentious issues with this proposal. Although the initial plans showed an inconsistency with regard to the siting of the proposed dormer on the roof plane, the applicants made it clear both in person and on revised drawings that the additional dormer will be of identical height and depth to the existing and will mirror the size and positioning of the two dormers on the adjoining bungalow. It will therefore have a height of 1.2 metres, a width of 2 metres and will be sited 1.1 metres down from the ridge, 1 metre from the existing dormer and 1 metre from the eastern edge of the roof slope. The dormer will also be flat roofed and clad in the same UPVC materials.
Given the layout of the street and the current front dormers on these two bungalows the addition of this dormer will give the bungalows an improved symmetrical appearance and will offer no additional or significant overlooking issues.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Eii: 'The materials and finishes of the external walls and roof of the dormer hereby permitted shall, prior to commencement of use of the dormer, be completed to match in colour and texture those of the existing dormer.' (external walls and roof of dormer to match existing).
3. C14A3 '...received on 5 April 2007 ~~and not~~...'
   Reason: '...policy AH7 of the ADLP and DEV1 of...'
   (permission relates to amended plan)

Case Officer:.....

11/4

Date: 5/4/07.