Development Control – Delegated Report

Application Number: AWDM/1672/19 **Recommendation – Approve**

Site: **32 Greenacres, Shoreham-by-Sea, BN43 5WY**

Proposal: **Front dormer with 2no. roof lights (rear dormer with Juliet balcony under Permitted Development)**

Date of site visit: 01.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is situated within Greenacres, which appears to be a crescent with additional offshoots off of the crescent. No. 32 is located on the west side of the road and a parking compound is located close to the rear of the property

The property is a two storey semi-detached dwelling, and the street is characterised by two storey semi-detached and terraced dwellings of a similar design to one another.

Proposal:

The application seeks permission to construct a small dormer to the front elevation together with rooflights. The front dormer measures approx. 3m wide x 2.75m deep x 2m high.

NB: The plans indicate that a rear dormer with a Juliet balcony will be constructed under permitted development. This therefore will not be considered with this application.

Relevant Planning History:

AWDM/1672/19 Single storey rear extension. **Approved 14.05.2012**

Consultations: None

Representations: None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 15

‘Supplementary Planning Guidance’ No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (2019)

Planning Assessment

Principle

Development is acceptable in principle subject to the effects on the visual amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenities:

The proposed front dormer will be relatively small in comparison with the width of the roof and in consequence will not dominate the front roof slope. There are many examples of front dormers within Greenacres, and because of the orientation of some of the dwellings, many of the rear dormers can be clearly seen from the streetscape.

The proposed dormer will be lower than the ridge of the roof and together with the 2no. rooflights will look balanced in appearance, and will accord with the character of the locality.

Residential Amenities:

The front dormer will not materially affect the residential amenities of the neighbouring residential properties.

Recommendation

APPROVE subject to the following conditions:

1. Approved plan
2. Standard time limit
3. Materials to match existing

Informative

1. Approved without amendment

Case Officer:	Eve Hearsey	Date: 25.11.2019
Authorised by:	Peter Barnett	Date: 25 November 2019