Development Management - Delegated Officer Report

Application Number: AWDM/1538/22 Recommendation – Approve

Site: 3 Truleigh Way, Shoreham-by-Sea, BN43 6HW

Proposal: Proposed front dormer

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is on rising ground, situated on a corner plot with Slonk Hill to the north and Truleigh Way to the east. The property is a detached bungalow, and has a detached garage to its south side boundary and a covered way in front of the garage. The bungalow also has a rear dormer, which sits much higher than the ridge of the dwelling, and a ground floor rear extension.

The locality comprises predominantly detached bungalows, and many have front dormers in Slonk Hill and Truleigh Way.

Proposal:

The application seeks permission for a front, flat roof dormer, externally measuring approx. 4.95m wide x 2.2m deep x some 1.3m high

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Residential & Visual Amenity:

The street scene is characterised by many of the bungalows having dormers at the front and the rear, and thereby the addition of the front dormer will not be out of keeping with its surroundings.

Being detached, the dormer will not impact on the neighbouring properties, and given the distance to the opposite side of the road, there will also be no material impact onto that property either.

Recommendation:

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved following amendment

Is recommendation contrary to any representations? **N**

Case Officer: Eve Hearsey Date: 08.11.2022

Authorised by: Peter Barnett Date: 8 November 2022