# Development Control – Delegated Officer Report

Application expiry: 10.05.07.

**Application Number: ADC/0144/07** **Recommendation – Permit.**

**Site:** **8 The Drive Southwick West Sussex BN42 4RR**

**Proposal:** **Rooms in roof (with south side dormer)**

## The Application

The application property is a detached hipped roof house on the east side of The Drive. The proposal is for a hipped roof dormer 1.9m wide on the south facing roof slope.

## Consultations and Representations

**Third Parties**
There have been no third party representations on the application.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

## Planning Assessment

The existing property is set back from the building line of the pair of semi-detached houses to the south (No's 4&6). It has a stepped frontage which would result in the proposed dormer being set back from the front of the neighbouring house and shielded from view from the south.

The proposed dormer would serve as access for the stairwell to the new room in the roof space and would not cause an unacceptable loss of privacy to the property to the south.

The size of the proposed dormer would not be excessive or over dominant for the property, and its design would be in keeping with that of the existing dwelling.

## Recommendation

APPROVE for reason that:- 1PPi.

1. C1Ci.
2. C12E3 – amended.

The external tile hanging of the dormer hereby permitted shall, unless otherwise approved in writing by the Local Planning Authority, match the colour of the existing roof tiling.
***Reason:*** *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: [illegible]
Date: 26.04.07

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