Expiry Date - 7th June 2016

Development Control – Delegated Officer Report

Application Number: AWDM/0530/16 **Recommendation – APPROVE**

Site: **232 Upper Shoreham Road**

Proposal: **Hip to gable roof extension to west elevation and rear (north) dormer and front roof lights**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for hip to gable roof and rear dormer (the full details are shown on the submitted drawings).

The application property is a semi-detached two-storey dwellinghouse on a corner plot. The surrounding area is an outer suburb of Shoreham, residential in its character.

Relevant Planning History
None

Consultations
Southern Water: *Exact position of public sewers must be determined on site. Would lie in a Source Protection Zone. Rely on your consultation with Environment Agency.*

Environment Agency: *Application wouldn't fall within our external consultation. We would only like to be consulted on developments within Source Protection Zones where the proposal has the potential to substantially increase the risks of groundwater contamination (either by the nature of the development or by the previous uses at the site).*

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Adur Saved Local Plan polices: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The dormer would be large and visible from public vantage point. However it would be of sufficient scale in relation to the roof slope (as extended) so as not to be obtrusive. A rear dormer of greater scale and visual dominance exists on the building next door to the east.

The hip to gable would add a suitable end point to the street (the corner plot means it would not appear overly dominant). The neighbour to the east has a part gabled end.

The development would not be obtrusive in the street scene, and in keeping.

Residential amenity

The works are physically removed from neighbours' windows and garden space to avoid creating adverse overbearing or overshadowing.

The dormer would introduce new windows but privacy would not be worsened as neighbours' gardens are already overlooked by first floor windows.

In all, the proposal would not harm neighbour amenity by way of adverse overbearing/overshadowing and/or material loss of privacy/overlooking.

Recommendation

APPROVE

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? N

Case Officer signed: Matthew Porter Date: 09-06-2016

Authorised and signed by: Peter Barnett Date: 10 June 2016