Development Control – Delegated Officer Report

Application Number: AWDM/0848/18 Recommendation – APPROVE

Site: 11 Hammy Close, Shoreham-by-Sea, BN43 6BL

Proposal: Flat roof dormers to front and rear of property.

Date of site visit: 12.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to a semi-detached bungalow on the north side of Hammy Close. The neighbouring property no. 10, has a front dormer and rear dormer, and no. 9 has a rear dormer. No. 31 opposite has a front dormer and indeed others have front dormers within the Close and there are also rooflights on others. No. 11 has rooflights within its front and rear rooflights. No. 30 Fairfield Close to the rear has a full width rear dormer.

There is also a single storey flat roof rear extension.

The proposal seeks permission for a flat roof front and a flat roof rear dormer. The front dormer will measure approx. 4.7m wide x 1.9m high x 2.7m deep; and the rear dormer will measure approx. 4.7m wide x 2.3m high x 2.8m deep

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD: Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2018
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The proposed front and rear dormers will not look out of place within the street scene, particularly given that there are many examples of one, or the other, or both within the near locality.

Residential Amenity

By reason of the first floor position, it is unlikely that the development will result in overshadowing of the neighbouring residential properties.

There will be no material increase in overlooking of the neighbouring properties at the rear given that there are already rooflights within the existing bungalow. With regard to the front, the distance from the proposed dormer to the opposite dwelling, is more than 22m

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 06.08.2018

Authorised by: Gary Peck Date: 6 August 2018