Expiry Date – 26/5

Development Control – Delegated Officer Report

Application Number: AWDM/0534/21 Recommendation – Grant

Site: 144 Downside, Shoreham

Proposal: **Enlargement of existing front dormer**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 27/4

Site and Surroundings

This application relates to a semi detached bungalow on the north side of Downside opposite Buckingham Park. The property has been extended into the roofspace with front and rear dormers. Its adjoining pair is unextended at roof level. There are numerous front roof extensions in the street.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to widen the existing dormer towards the party wall by 1 metre.

Relevant Planning History

22/04/88 – Rooms in roof with raised gable and front and rear dormers. Granted.

232/73 – Rear conservatory.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

There are examples of other front dormers in the street built as close to the party wall as now proposed. This development will not alter local character.

Neighbour amenity

There are no neighbour amenity implications.

Recommendation APPROVE subject to the following conditions:

1. *Approved Pans*
2. *3 years*
3. *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? No.

Case Officer signed: MOK Date: 7.5.21

Authorised and signed by: Peter Barnett Date: 7 May 2021