Expiry Date - 15-12-14

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1434/14

Site: **2 Fairfield Close**

Proposal: Rooms in roof with front and rear dormers and side gable.

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for:-

- Hip-to-gable roof extension to measure (at max) 3.4 metres in height, 9.6 metres in length, and 4.6 metres in width
- Front dormer to measure (at max) 2.1 metres in height, 3.4 metres in length, and 2.5 metres in width
- Rear dormer to measure (at max) 2.5 metres in height, 3.4 metres in length, and 5.5 metres in width

The application property is a semi-detached bungalow with L-shaped footprint, and hipped roof.

The surrounding area is an outer suburb of Shoreham, residential in its character.

Relevant Planning History
None

Consultations
None

Representations
None

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

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Hip to gable roof extensions to bungalows are evident elsewhere.

The front dormer is reasonably proportioned within the roof (as extended). There are other similar examples in the immediate street.

The rear dormer is large but there are comparable dormers at the back of other bungalows close by. It would only be obliquely visible.

Residential amenity – effect on existing dwellings

It is neighbours to either side and at the rear of the application site who are principally impacted upon (the development is physically removed from the remainder).

Overlooking would occur onto the neighbours to the rear but the distances involved ensure unacceptable overlooking and intrusive loss of privacy would be avoided. Views onto the neighbours to either side would be oblique.

The bulk of the development is elevated above the eaves, so adverse overbearing would be negated. The adjoining neighbour's own dormer would block some view of it.

Overshadowing would not be adverse given the distances involved to neighbouring buildings.

Recommendation

APPROVE

Subject to Conditions:-

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

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 27 -11-2014

Authorised and signed by: Peter Barnett Date: 28 November 2014