Development Management - Delegated Officer Report

Application Number: AWDM/1266/22 Recommendation – Approve

Site: 160 Greenacres, Shoreham-by-Sea, BN43 5XL

Proposal: Front dormer

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property, no. 160 Greenacres, is an end of terrace, two storey dwelling, situated within the closed section of a cul-de-sac.

There is an access to the side of the dwelling, to a rear garage block, and also a route to and from a rear alley behind the dwellings and garages.

Proposal:

The application seeks permission for a front dormer measuring approx. 3.2m wide x 2m high x 2.5m deep.

Relevant Planning History:

AWDM/1268/17 Rooms in roof with front and rear dormers and front rooflight **Approved 11.10.2017**

Consultations: None

Representations: None

Relevant Planning Policies and Guidance:

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Residential & Visual Amenity:

As can be seen by the planning history, an application for a front dormer was approved in 2017, but that permission has since lapsed. The current application for the front dormer is a slightly smaller dormer, but is still positioned above the ground and first floor bay windows, therefore maintaining the pleasant balanced outlook of this property.

A rear dormer is also noted on the plans, but this will be constructed via permitted development, and therefore does not form part of this application.

There are other front dormers within the close locality i.e. no.'s 157, 159, &162, thereby the front dormer will not be out of character within the street scene. Further, it will not result in any material harm to the neighbouring properties.

Recommendation:

APPROVE subject to the following conditions:

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

Informative:

1. Approved following amendment
2. For the avoidance of doubt, the rear dormer does not form part of this application

Is recommendation contrary to any representations? N

Case Officer: Eve Hearsey Date: 15.11.2022

Authorised by: Peter Barnett Date: 15 November 2022