Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley Associates
5 West Street
Shoreham By Sea
West Sussex
BN43 5WF

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0800/14

Details of Development
PROPOSED REAR DORMER

Location of Development
7 QUEENS PLACE SHOREHAM-BY-SEA WEST SUSSEX BN43 5AA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 10th June 2014.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
16/07/2014

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel. (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The external tile hanging of the dormer hereby permitted shall match the colour of the existing roof tiling.

    Reason: *In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans received 10 June 2014:-

    Drawing No 10186-1, Location Plan

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informatives / Notes to Applicant

01. 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.

EXISTING



FRONT ELEVATION



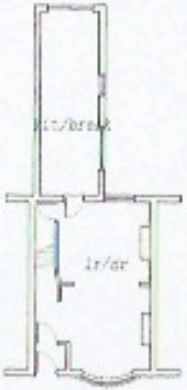
REAR ELEVATION

PROPOSED



REAR ELEVATION

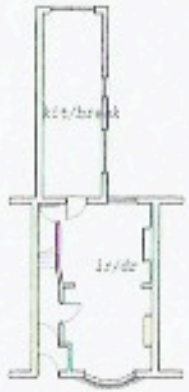




GROUND FLOOR



FIRST FLOOR



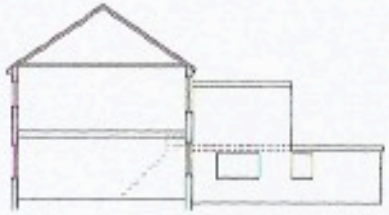
GROUND FLOOR



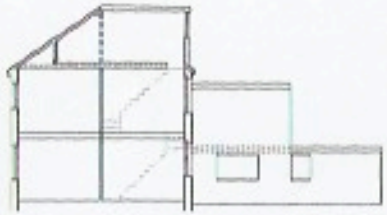
FIRST FLOOR



SECOND FLOOR



SECTION



SECTION

STEPHEN BROMLEY ASSOCIAT
5 WEST ST SHOREHAM BY S
WEST SUSSEX

PROPOSED LOFT CONVERSION

AT SCALE 1-100

7 QUEENS PLACE SHOREHAM

Drawing no 10180-1

Development Management - Delegated Officer Report

Application Number: AWDM/0800/14 **Recommendation – Approve**

Site: **7 Queens Place, Shoreham-By-Sea**
West Sussex, BN43 5AA

Proposal: **Proposed rear dormer**

Date of site visit: 17 June 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid-terraced property within the Shoreham Conservation Area. It is proposed to construct a rear flat-roofed dormer measuring 4.4m wide and 2.3m high.

Relevant site history

None

Consultations

Conservation Advisory Group: Not received

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings (Conservation Area).

Visual amenity

The dormer will be a large box which will dominate much of the rear roofslope. Such dormers are generally discouraged where the Council has control over their design and size. However, there are mitigating circumstances in this case, not least of which is the adjoining property which has its own such dormer. There is also another example further along to the terrace to the south.

The dormer is not visible from Queens Place and will be only glimpsed in views from the road running parallel to the railway line to the south. Even then, the existing dormer closer to the end of the terrace will be in the foreground.

On balance, in light of the limited views available and the presence of other similar dormers in the terrace, the proposal is acceptable.

Residential amenity

The dormer will not cause any loss of residential amenity. The nearest house to the rear is over 50m away.

Recommendation

APPROVE

Subject to Conditions:-

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

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

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.

Case Officer: Peter Barnett Date: 10 July 2014

Authorised by: Gary Peck Date: 15 July 2014