Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1106/11

Site: **17 Falcon Close, Shoreham-by-Sea**

Proposal: **Construction of a dormer window to front roof slope**

Date of site visit: 22 December 2011

Neighbours checked: Y

Proposal

The site comprises a detached two storey dwelling located on the north side of Falcon Close Green. The property is one of three similar detached two storey houses on this side of the green; other houses on this side are semi detached bungalows. Although there is a mix of housing types fronting the green generally, flat roof dormers are a feature of the bungalows and of No.17 and No.19 where there are catslide roofs with dormers to the front roof slope.

Permission is sought for the construction of a dormer window to the front roof slope to replace the existing dormer window. Amended plans have been received proposing a 2.55m wide dormer, set 1.25m back from the front of the roof. The proposed dormer would have a flat roof. Matching materials are proposed.

Relevant site history
No. 22 - SU/199/05/TP/22153 – permission granted for a front dormer window in 2005.

Consultations
None relevant

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Visual amenity
As originally submitted the dormer was designed with a hipped roof and appeared bulky in proportion to the catslide roof within which it would sit. Although dormer windows are a feature of this locality, there is some uniformity in their proportion and design with predominantly flat roofs.

Following negotiations, the applicant has amended the proposals to a flat roof dormer which, although the proposed dormer is larger than the original, would appear in keeping with the recipient dwelling and has minimised bulk.

Residential amenity
The proposed dormer is sufficiently separated from neighbouring properties to avoid any significant impact on residential amenity in terms of loss of light, outlook or privacy.

Recommendation

APPROVE for the reason:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1).

Subject to:

1. Standard 3 year time limit
2. Tile hanging to match existing dwelling
3. Permission relates to approved plans:

   Drawing No: 01 Plans and Elevations as Existing
   Date Received: 3 January 2012

   Drawing No: 02 Rev A Plans and Elevations as Proposed
   Date Received: 3 January 2012

   Drawing No: 03 Block and Location Plan
   Date Received: 3 January 2012

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

Case Officer: Rebekah Smith Date: 2 February 2012

Authorised by: Jo Morin Date: 3 Feb 2012