Expires 14/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0149/07 **Recommendation – Permit Application**

Site: **122 Greenacres Shoreham-by-Sea West Sussex BN43 5XL**

Proposal: **Enlargement of rear dormer**

The Application

The application site is an end-of-terrace house located on an eastern corner plot of Greenacres, Shoreham. It is bounded to the north by the side garden of No.121, also an end-of-terrace property set perpendicular to the applicant's terrace, and to the rear/east by allotments. It features front and rear dormers built under permitted development and side and rear ground floor extensions. The rear dormer is of dual depth, the northern part of which extends out to the rear building line of the property.
The proposal is to enlarge the width of the rear dormer in order to provide a new bathroom. The resultant dormer will therefore be of a single depth and appear less awkward in the roofspace.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

There are no concerns with this development. The new bathroom window will directly overlook allotments to the rear with an angled view into part of the neighbour's rear garden. This view will be no more significant than from the existing bedroom window in the rear dormer.
Although this proposal will be extending a rear dormer that is already very large in the roof space (and contrary to the Council's design standards), it will tidy its existing awkward dual depth appearance without being detrimental to the amenity of the locality. It will not be visible from the streetscene.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12Ei: (external materials to match existing) .. of the extension keeping..
.. of the existing dormer unless..

Case Officer:.....

2/5

Date: 19/4/07.....