Development Control – Delegated Officer Report

Application Number: AWDM/1883/19 Recommendation APPROVE

Site: 20 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Replacement enlarged front (south) dormer

Date of site visit: 18.12.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a semi-detached dormered bungalow on Shoreham Beach estate. The street scene and surrounding area comprises predominantly bungalows, some with front and/or rear dormers of various sizes. Closer to the beach are bespoke design properties some with flat roofs; some two storey.

Proposal

The application seeks permission to replace the existing front dormer with a larger dormer, together with a rooflight to the front roofslope.

The front dormer will measure approx. 3.8m wide x 2.1m high x 2.8m deep

NB: The plans also indicate an enlarged rear dormer, however this is not being considered here as it is stated by the applicant as being constructed under Permitted Development rights.

Relevant Planning History: None

Consultations: None

Representations: Objection received from 40 Harbour Way

- They have raised the height of their garage without making an a planning application
- Object to the current application as it would overlook
- It would result in a loss of privacy
- Loss of light
- The southern enlarged dormer windows overlook two of our bedrooms and the bathroom
- Effect on our three established trees that would become overlooked

Relevant Planning Policies

Adur Local Plan policies: 1, 15

DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a front dormer extension together with a rooflight to the front roofslope.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

Many of the properties within the street scene and locale in general, have front (and rear) dormers. Indeed the adjoining semi, its neighbour and the application neighbour, all have front dormers. The dormer at no. 22 is wider and deeper than the existing dormer at no. 20, as is the dormer at no. 26. There are certainly a variety of dormer sizes within the street.

Given the situation within the street, it is not considered that the enlarged dormer will look out of keeping with the visual amenities of the street and will also not detract from its character.

Residential Amenity

The neighbouring properties that could be affected by the enlarged front dormer are the immediate neighbour's no.'s 22, and 18, however, as stated above they already have their own dormers and no. 22 has a larger dormer. Thereby, it is not considered that the existing residential amenities will be compromised by the enlarged dormer.

NB: It should be noted that the planning merits or lawfulness of the rear dormer has not been considered on this application, therefore as the neighbours comments relate to the rear dormer; their comments are also not for consideration here.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. The materials of the dormer cheeks shall match the existing

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.01.2020

Authorised by: Peter Barnett Date: 20 January 2020