Expiry Date - 26-10-2016

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1225/16

Site: **8 Hawkins Crescent Shoreham-By-Sea**

Proposal: **Dormer to front (north) elevation**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a flat roof front dormer to measure (at max) 1.9 metres in height, 2.6 metres in length, and 3.5 metres in width.

The application property is semi-detached bungalow in an outer residential suburb of Shoreham.

Relevant Planning History
None

Consultations
Southern Water: *No objection*

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Saved Adur Local Plan policies: AG1, AH7
Adur Local Plan 2016 (Submission) Policies: 2, 15

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Front dormers are an established feature of the street scene. The proposed dormer is of a scale that is in proportion to the roof slope.

It is not identical to the existing front dormer on the adjoining property (it is smaller) – but closely resembles it in terms of exterior materials and finishes, and its overall shape and form.

Residential amenity

The dormer is physically removed from neighbouring windows/rooflights to avoid adverse overbearing/overshadowing.

Views from it would be onto the public street and sufficiently distant from neighbours, so would not result in intrusive loss of privacy or unacceptable overlooking.

Recommendation

APPROVE

Subject to the following conditions:-

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N/A

Case Officer signed: Matthew Porter Date: 24-10-2016

Authorised and signed by: Peter Barnett Date: 25 October 2016