Development Management - Delegated Officer Report

Application Number: AWDM/0697/22 Recommendation – Approve

Site: 20 Slonk Hill Road, Shoreham-by-sea

Proposal: Front dormer

Date of site visit: 26 May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a bungalow on the north side of Slonk Hill Road. It is proposed to construct a front dormer measuring 5.8m wide, 1.2m tall and 2m deep. It is to be positioned at the top of the roof, sitting just below the ridge. Its position high up on the roof enables the existing solar panels to be retained on the roof slope below.

Relevant Planning History

Various applications

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The dormer is a modest size and will not be out of keeping in the street scene where there are several dormers visible already.

Residential amenity

The dormer will not impact on the residential amenities of neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials

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: 6 June 2022

Authorised by: Gary Peck Date: 6 June 2022