Development Management - Delegated Officer Report

Application Number: AWDM/1266/23 Recommendation – APPROVE

Site: 120 Greenacres, Shoreham-by-Sea, BN43 5XL

Proposal: Proposed front dormer and front roof window (rear dormer under permitted development)

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a two storey, semi-detached, gable end dwelling in a cul-de-sac section of Greenacres, Shoreham. It is set back from its neighbouring dwellings and has a front amenity area of predominantly lawn. The entrance door to the dwelling is to the west side of the property, facing no. 119 Greenacres

Greenacres comprises predominantly two storey semi-detached dwellings of a similar design, many of whom have extended their properties to the rear and/or to the roof. In close proximity to the application site, no.'s 119 and 122 have front dormers and no.'s 123 and 124 have front rooflights

The rear dormer, is stated on the forms and plans as to being constructed as permitted development, and thereby is not being considered here.

Proposal:

Permission is sought to provide a small dormer to the front roofslope above the main windows of the dwelling, and a rooflight also on the front elevation.

The dormer measures some 2.9m wide x 2.4m deep x 1.6m high

Relevant History: None

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the creation of a front dormer on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

Many properties within Greenacres have undergone roof extensions in some form, and what is proposed on the front of no. 120 is modest in size and reflective of its near neighbour's front dormers.

The front dormer is positioned above the ground and first floor windows for visual symmetry, and the new front rooflight is positioned above the new stairs to the room being created, and whilst not directly above the smaller first floor window, it is within close proximity to it for it to also look balanced.

Both the front dormer and the front rooflight are positioned lower than the height of the roof ridge, and are set in from the sides of the roof, thereby they will not appear cramped or bulky on the front elevation.

It is not considered that the front dormer and front rooflight will be out of character or appearance with the street, and it will not result in any material harm to the existing neighbouring properties by way of loss of amenities

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative:

1. Approved without amendment
2. Rear dormer

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

Case Officer: Eve Hearsey Date: 10.11.2023

Authorised by: Peter Barnett Date: 10 November 2023