Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0434/12

Site: **12 Hawkins Close Shoreham**

Proposal: **Front dormer (hip to gable roof extension and rear dormer to be built under permitted development)**

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, 3 metres in length, and 2.7 metres in width

A hip to gable roof extension and rear dormer are shown for the sake of completeness only as these are to be built under "permitted development" (works not requiring the express permission of the local planning authority).

The application site is in an outer residential suburb of Shoreham, on a hill gradient. Surrounding properties are bungalows, several with front dormers.

The application property is one such building. It has been extended at the rear by way of a single storey flat roof extension. It has a brick plinth wall and upper pebble dash rendered walls. It has a brown tiled roof.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Appendix 11 'Supplementary Planning Guidance' No.3 'Extensions and Alterations to Dwellings

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The pair of bungalows is already unsymmetrical as the adjoining property has built front and side dormers.

Although the front dormer to the application property is not identical to the front dormer on the adjoining property, its presence would at least reintroduce some symmetry to the pair (although this symmetry would be lost when the hip-to-gable roof extension is built out).

As a stand alone feature the proposed front dormer is acceptability proportioned and would sit reasonably comfortably within the enlarged roof.

Residential amenity – effect on existing dwellings

The front dormer is physically removed from immediate neighbours so no adverse overbearing and overshadowing effect would occur onto occupants of adjoining properties.

Overlooking is limited to views of the public street and oblique views onto front gardens, so would not be materially harmful to neighbours.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and the South East Plan (CC1, CC6, BE1).

Subject to Conditions:-

1. time limit
2. Approved plans
3. Materials and finishes to match existing

Informative

No determination under this application has been made on the proposed rear dormer or hip-to-gable roof extension. If the applicant requires formal determination that the proposals in respect of the rear dormer and hip-to-gable roof extension constitute permitted development it will be necessary to apply for a lawful development certificate for a proposed development.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 07-06-2012

Authorised and signed by: Jo Morin Date: 13 June 2012