Development Management - Delegated Officer Report

Application Number: AWDM/0334/20 Recommendation – APPROVE

Site: 30 Hammy Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed roof conversion with front dormer.

Date of site visit: 9th March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of similar properties. Consent is sought for a loft conversion with front dormer.

The plans originally showed a rear dormer also which officers considered should be reduced in scale. The applicant's agent has removed this from the plans advising that a rear dormer will be constructed under permitted development. No details of the proposed rear dormer have been provided.

Also submitted for this site is an application for prior approval for a single storey extension to rear of property, AWDM/0318/20.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Within the street scene there are many examples of front dormers of differing design and appearance. There is a large dormer as existing adjacent to the application site at no. 31. It is therefore considered that in the context of the street scene the proposed front dormer will be in keeping and will not be out of character here.

Residential amenity

The front dormer will face toward the highway and will not result in any greater overlooking than already occurs here. It will not result in any overlooking, loss of light or overbearing impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

Proactive with amendments

Rear dormer only PD if completed before work on front dormer and rear extension commences

Case Officer: Hannah Barker Date: 23rd March 2020

Authorised by: Peter Barnett Date: 23 March 2020