Expiry Date – 08/06/22

Development Control – Delegated Officer Report

Application Number: AWDM/0645/22 Recommendation – Grant

Site: 80 Crown Road, Shoreham-by-Sea

Proposal: **Widening of front dormer (amendment to approved application AWDM/0026/22).**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: None

Site and Surroundings

The site is a semi-detached bungalow, located on the bend of Crown Road. It features a hip end to the side elevation with a short ridge, with projecting pitch roof at the front north west corner, and flat roof single storey dormers to the front and rear. It is part render, part red brick finish, with white UPVC framed windows.
It is not in a conservation area and is not listed.

Proposal

The proposal is widen the front dormer from the approved 5.95m to 6.63m.

Relevant Planning History: AWDM/0026/22 - Hip to gable roof extension, extend roof frontage to lose existing valley, extend front and rear dormers, to be clad with composite board.

Consultation: N/A

Representations: None received

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

In particular the front dormer retains its set back from the eaves by 1.5m, whilst the increased width is not considered to impact on the street scene. Therefore the overall proportions of the roof additions proposed are acceptable. No significant harm to the character of the area will occur as a result of the proposal.

Recommendation APPROVE subject to the following conditions:

1. *3 years*
2. *Materials as specified*
3. *Obscure glaze North side window*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: Stuart Corbey Date: 06/06/2022

Authorised and signed by: Peter Barnett Date: 6 June 2022