Development Management - Delegated Officer Report

Application Number: AWDM/0211/21 Recommendation – APPROVE

Site: 43 Kingston Close, Shoreham-by-Sea, BN43 6LP

Proposal: Proposed front dormer

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Kingston Close is accessed off Stoney Lane in Shoreham, and the site is situated in the southern elbow of the close, and was a hipped roof, semi-detached bungalow, but has recently undertaken a hip to gable roof extension together with a rear dormer extension.

The adjoining bungalow, no. 42, have similarly undertaken a roof extension by way of a hip to gable and front and rear dormers. Other properties within the street have also undertaken hip to gable and dormer extensions.

Proposal:

The application seeks permission to provide a front dormer measuring approx. 3.3m wide x 2m deep x 1.4m high

Representations: 1 letter of representation from 42 Kingston Close

- Design, ridge height is our only concern, not wanting it to exceed the ridge and look out of character like no. 44

Consultations: None

Relevant History: 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 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 surrounding area.

Visual & Residential Amenity

A notation on the submitted plan states that the proposed dormer will match the neighbour's dormer, and the proposal measure to be of similar proportions to the one at no. 42, the dormer will thereby be acceptable within the street scene and will not be out of keeping with the locality.

The dormer, being to the front, will overlook the highway and the front gardens/driveways of neighbouring properties, and therefore will not result in any material loss of existing residential amenities to neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.04.2021

Authorised by: Peter Barnett Date: 19 April 2021