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Expiry
30/4/09

Development Control – Delegated Officer Report

Application Number: ADC/0083/09 **Recommendation – Permit Application**

Site: **37 Fairfield Close Shoreham-by-Sea West Sussex BN43 6BH**

Proposal: **Front dormer (with rear dormer as 'permitted development')**

The Application

The site is located within the built up area of Shoreham. A semi detached bungalow within a cul-de-sac of similar bungalows many of which have been extended with loft conversions including front and rear dormers and hip to gable extensions.

Permission is sought for a flat roof dormer to the front roof slope. The proposed dormer measures 2.4 metres wide, 1.9 metres in height with a maximum depth of 2.7 metres. The dormer forms part of a loft conversion which also comprises a hip to gable extension and rear flat roof dormer, these elements do not require planning permission in this case and the only matter for consideration is the front dormer.

Consultations and Representations

Third Parties: - No third party representations have been made.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): (saved policies) LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): (saved policies) AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or an overbearing

effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The proposed front dormer will have no adverse impact on the residential amenities of the occupiers of the adjacent bungalows. The dormer will serve a bedroom and will face onto the road and properties opposite, there is already mutual overlooking between these properties as existing.

Visual Amenity

As stated above there are other examples of bungalows which have been extended and altered within the cul-de-sac. There are other front dormers similar to that proposed therefore this proposal will not be out of character with the area or detrimental to the street scene. The dormer is set down from the existing ridge and will not over dominate the roof slope.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.. [redacted] .....Date.....2/4/09.

PB 3/4/09