Development Management - Delegated Officer Report

Application Number: AWDM/1214/19 Recommendation – Approve

Site: 104 Old Fort Road, Shoreham-By-Sea

Proposal: Dormer on east side of rear projecting roof.

Date of site visit: 22 August 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling on the south side of Old Fort Road backing on to Shoreham Beach. The dwelling is a chalet bungalow with rooms in the roof served by dormers and a projecting gable at the rear with a dormer on its western side.

The application proposes to construct a dormer on the east side of the roof of this projecting element to provide more verticality to the walls of the bedroom it serves, providing the applicants with more storage space within the room.

The dormer, as amended and reduced, measures 3.2m wide and 2.4m high with a false pitched roof. The dormer contains no window as it is to provide storage space only.

Relevant Planning History

ADC/0500/08 - Dormer on east side of rear projecting roof – approved

Consultations

None

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 and character

The proposed dormer will be at the rear of the dwelling and will consequently not have an impact on the street scene of Old Fort Road, although it will be seen from the beach. However, the reduction in the width of the dormer has helped to reduce its visual impact and a reasonable proportion of roofslope is retained.

The dormer will be tile hung to match the existing roof. It will have a different appearance to the other dormers on the property with higher eaves (to enable sufficient vertical height for a built-in wardrobe) and a false pitch roof. In design terms it has little merit. However, the dormer is on the side and rear roofslope of the dwelling and it is not considered that it will cause sufficient visual harm to warrant refusal.

Residential amenity

The dormer will face directly towards the rear of 106 Old Fort Road. There is no glazing within the dormer and it will not have an adverse impact in terms of light. Consequently, there will be no loss of amenity for the occupiers of no.106.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 1 October 2019

Authorised by: Gary Peck Date: 2 October 2019