Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1553/15

Site: **36 Slonk Hill Road**

Proposal: **Front dormer to south elevation**

Date of site visit: 10.11.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached bungalow in an outer suburb of Shoreham. The proposal is for a flat roof front dormer with a five pane window (full details shown on submitted drawings).

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
National Planning Policy Framework (CLG 2012)
Adur District Local Plan saved policies: AG1, AH7 and Appendix 11
'Supplementary Planning Guidance' Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Principle

Upgrading of existing housing stock is supported in principle.

Visual amenity

The dormer is wide but sits comfortably within the front roof slope, well up from the eaves. Its flat roof respects the horizontality of the design of the low rise host bungalow.

Front dormers are an established feature in the street, so an additional one that is of satisfactory design would not be out of keeping.

Residential amenity

The front dormer would overlook the public street, with satisfactory distance to avoid intrusive views into private rooms of neighbours across the street.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. Exterior materials/finishes to match

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 letter(s) of representation? N

Case Officer: Matthew Porter Date: 23 11 2015

Authorised by: Peter Barnett Date: 23 November 2015