Development Control – Delegated Officer Report

Application Number: AWDM/0441/17 Recommendation – APPROVE

Site: 2 The Burrells, Shoreham-by-Sea, BN43 5HF

Proposal: Front entrance porch and replacement front dormer, both to east elevation.

Date of site visit: 10.03.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application lies on the east side of The Burrells which is within the Shoreham beach area. The property is a detached dormer bungalow with an existing first floor front dormer. The streetscene comprises a mix of two storey and single storey dwellings, many of the bungalows have front dormers.

The application property is set back from the street and has a vehicular access and drive to the front.

Proposal

Permission is sought to replace the existing dormer for a wider, flat roof dormer to the front roofslope. The dormer would measure some 8m wide x 1.6m high x 1.7m deep.

The application also relates to a front entrance porch with a hipped roof, measuring 1.13m deep x 2m wide x 3.4m high to the roof ridge.

Both extensions will be to the front, west, elevation

Consultations:

Environmental Health: Precautionary condition and PFA informative.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed roof extension would be to the front roofslope and would be approx. 8m wide. However, the dormer would not occupy the full width of the roof, but would leave a gap of some 1.3m to one side to no. 4 The Burrells and a gap of some 1m to the other side of the dormer. Further the overall height and position of the dormer will not occupy the overall height of the roofslope, but will leave a good gap to the top and bottom of the dormer, which will contribute to the assimilation of the dormer within the roofslope and within the street scene.

There are many other front dormers within the street and nearby streets, thereby the dormer will be in character to the area.

The front porch will have a roof that is of the same pitch as the existing roof, and will thereby be in keeping with the existing design of the chalet bungalow.

Residential Amenity

The immediate neighbours would be the most affected by the proposal, if at all. No. 4 to the north, is a dwelling of larger proportions than the application dwelling, and has its own wide, pitched roof front dormer with large windows to the front, but because of the distance from the side of the proposed dormer to the first floor dormer of no.4, it is not considered to demonstrably affect that property in any unacceptable manner, nor is it considered that the front porch would have any real effect onto that property.

The property to the south, no. 139 Old Fort Road, backs onto the application site, and there is some 10m separation between the side of the dormer at that property. It is again not considered that this neighbouring property would be harmed by the proposed dormer or porch extension.

Recommendation

APPROVE

1. Approved plans
2. Materials to materials to match existing
3. No windows in side cheeks of the dormer

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Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 15.05.2017

Authorised by: Jo Morin Date: 17.05.2017