Development Control – Delegated Officer Report

Application Number: AWDM/0256/23 Recommendation – APPROVE

Site: 29 Crown Road, Shoreham-by-Sea, BN43 6GD

Proposal: Proposed front dormer

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

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property is semi-detached bungalow positioned on the west side of Crown Road, Shoreham. The street scene comprises predominantly semi-detached bungalows, many with extensions and/or dormers, including front dormers. The adjoining bungalow at no. 31 has front and rear dormers.

Relevant Planning History:

AWDM/0301/21 Application for a Lawful Development Certificate for a proposed loft conversion consisting of hip to gable roof extension with rear dormer and front roof lights. **Issued 09.04.2021**

Representations: None received

Relevant Planning Policies

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 2021

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the neighbouring properties and the locality in general, together with how the proposal affects the character and appearance of the area

Residential & Visual Amenity

The property has already gained a Lawful Development Certificate for the loft conversion which identified roof lights to the front roofslope and a dormer to the rear roofslope.

Indeed the adjoining neighbouring property no. 31 has constructed a rear dormer and front dormer.

This application seeks to put a small dormer within the front roofslope which is of similar proportions to the one at no. 31, the proposal will thereby not be out of character with the streetscene and will not result in any material harm onto the neighbouring residential properties.

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.04.2023

Authorised by: Peter Barnett Date: 13 April 2023