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Development Control – Delegated Officer Report

Application Number: ADC/0026/10 **Recommendation – Permit Application**

Site: **10 Hammy Close Shoreham-by-Sea West Sussex BN43 6BL**

Proposal: **Alterations to existing pitched roof front dormers to form single flat roofed dormer**

The Application

The application site is a semi detached bungalow with rooms in the roof in a cul-de-sac of similar properties most of which have converted loft space with front and rear dormers. The bungalow has a rear flat roof dormer and two pitched roof front dormers which were constructed following the granting of planning permission in 2004 (SU/123/04/TP.)

Permission is sought to change the front pitched roof dormers to a flat roof dormer 5.6 metres wide, 2 metres high with a maximum depth of 2.8 metres.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

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, a 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.
DC standard No.3 'Extensions and Alterations to Dwellings' states dormers should not be so large that they over-dominate the dwelling, resulting in a top-heavy box-like appearance. A large amount of the original roof should be clearly visible. Roof extensions should respect the scale, character and appearance of existing dwellings.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Residential Amenity

The dormer is at the front of the bungalow and will not have any adverse impact on the surrounding dwellings with regards to over looking. The dormer is to replace existing front dormer windows so there will be no additional over looking.

Visual Amenity

It is considered that the proposed flat roof dormer will have no adverse impact on the character and appearance of the locality. There are a number of front flat roof dormers within Hammy Close these are common features within the area, more so than pitched roof dormers. It is therefore considered that the dormer will be acceptable in this case. It is of an appropriate scale not overly dominant or bulky and centrally located within the roof slope.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Site Plan – date stamped received - 8th February 2010
   Location Plan – date stamped received – 8th February 2010.
   Proposed front elevation – drawing no. NW001.01 – date stamped received 8th Feb 2010
   Proposed side elevation – drawing no. NW001.02 – date stamped received 8th Feb 2010.
   Proposed floor plan – date stamped received – 8th Feb 2010.
   Reason: - For avoidance of double and in the interests of proper planning.

Case Officer [redacted] .....Date..... 11/3/10

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