Expiry Date - 06/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0383/10 **Recommendation – Permit Application**

Site: **2 Shingle Road Shoreham-by-Sea West Sussex BN43 5RH**

Proposal: **Rooms in roof with front dormer and rear rooflights**

The Application

The application site is a detached bungalow within Shoreham Beach on a corner plot fronting East Meadway to the south and Shingle Road to the west. There is a detached garage to the northern boundary of the site.

There are various dwelling types surrounding the site, directly to the east in East Meadway are two storey dwellings with purpose built flats to the south on the opposite side of the road. Shingle Road mainly comprises of semi detached and detached bungalows of different styles.

Permission is sought to convert the loft and add a flat roof front dormer 5.4 metres wide, 1.5 metres high with a maximum depth of 2.1 metres. Also proposed are four roof lights to the rear roof slope and a window in the existing front gable. The proposal will create three additional bedrooms in the loft space.

Consultations and Representations

Consultations/Comments

Third Parties: **-** No third party representations has been received.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II ‘Supplementary Planning Guidance ‘ comprising:
Development Control Standard No. 3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development’ (OPDM 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 a sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

It is not considered that the proposed dormer and rooflights will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings. The dormer will front the highway and will not result in any additional loss of privacy. The roof lights to the rear are to provide light and ventilation and do not overlook adjacent properties.

Visual Amenity

There are various dwelling types surrounding the site as stated above with a mixture of flats, houses and bungalows. The proposed front dormer will be clearly visible within the street scene however it is not considered that it will be out of character with the street scene and surrounding locality.

The dormer is in keeping in scale and design with the existing bungalow. It is not overly dominant on the roof slope and is set down from the ridge.

Recommendation

APPROVE for reason that :- 1PPi

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

   Drawing no. 7935/1A – received 11th October 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date 11th Nov

Expiry Date - 06/12/2010