Development Control – Delegated Officer Report

Application Number: AWDM/0755/16 Recommendation – APPROVE

Site: 38 New Barn Road, Shoreham-by-Sea, BN43 6HN

Proposal: Proposed front dormer

Date of site visit: 25.05.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site comprises a semi-detached, hipped roof bungalow located on the east side of New Barn Road. There is a pitched roof detached garage to the rear of the property accessed by a shared drive with no. 36. The application site is on sloping land, down from the road, and continues to slope down within its site. The entrance door at the front of the dwelling is accessed via brick steps.

New Barn Road itself is on rising land from the south to the north. The street scene comprises predominantly semi-detached bungalows, many have the addition of a front dormer, of which many are large.

Proposal

Planning permission is sought for a front dormer (west), measuring approx. 3.5m wide x 2.5m deep x 2m high.

(NB:- The hip to gable extension and a large rear flat roof dormer shown on the submitted plans, do not form part of this application, but will be assessed under application ref. AWDM/0755/16)

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
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 front dormer is shown to be fairly large, but it should be noted that the street scene does comprise other large front dormers, thereby the proposed dormer will not be out of keeping with the street scene.

Other work shown on the submitted plans, namely a hip to gable extension; front rooflights; rear flat roof dorm, are not part of this application. They are submitted for a Certificate of Lawful Development (LDC), and will be assessed separately.

Residential Amenity

The neighbours either side of the application site, namely no.'s 36 and 40 New Barn Road, will be the main consideration with regard to the front dormer, however, it is not considered that they will be demonstrably effected by the dormer.

Other properties opposite the application site will be able to view the dormer, but, the fact that they can view it, does not detract from their residential amenities.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing roofslope

Informative

Approved without amendment

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

Case Officer: Eve Hearsey Date: 22.06.2016

Authorised by: Jo Morin Date: 23.06.2016