Development Management - Delegated Officer Report

Application Number: AWDM/1160/22 **Recommendation – APPROVE**

Site: **57 Greenacres, Shoreham-by-Sea, BN43 5WY**

Proposal: **Proposed front facing dormer and roof window (rear dormer constructed under permitted development)**

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 and Surroundings:

The property is a two storey semi-detached dwelling positioned at the close end of a cul-de-sac. The design of the dwelling is mock Georgian, as are many within the locality.

The street scene comprises a mix of two storey semi-detached and two storey terraced dwellings. Many of the dwellings have existing rear extensions and a few have rear dormers. The neighbouring property to the application site, no. 56, has a front and rear dormer.

Proposal:

The application seeks permission for:-

- Flat roof dormer to the front roofslope measuring approx. 2.4m deep x 2.4m wide x 2m high;
- Rooflight on front roofslope.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle
The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual and Residential Amenity

Although the plans show that there will be a rear and a front dormer, the plans have been notated to show that the rear dormer does not form part of the planning application, and will be constructed under 'permitted development'. The rear dormer will not therefore be considered here.

The proposed front dormer will be comparable in size and position to the adjoining semi at no. 56. It is also positioned above the ground and first floor windows, and will thereby be balanced within the design of the mock Georgian dwelling.

It is thereby considered that will not result in any unacceptable visual or residential amenity issues, and will be an acceptable addition to the property.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.09.2022

Authorised by: Peter Barnett Date: 30 September 2022