Expiry Date – 1/10

Development Control – Delegated Officer Report

Application Number: AWDM/1207/18 Recommendation – Grant

Site: 22 Winterton Way, Shoreham

Proposal: Front dormer and two rooflights to west elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20.9

Site and Surroundings

This application relates to a semi detached chalet bungalow on the east side of Winterton Way, close to the junction with Harbour Way. Built in the late 1950's the property has a flat roofed front dormer close to the party wall which is repeated at No. 20. No. 20 has also added a second front dormer and two rooflights as proposed here.

This is not a listed building and is not in a conservation area.

Proposal

Flat roofed front dormer and two rooflights.

Relevant Planning History

None for site.

No. 20

SU/227/04 – Front dormer. Granted 22.11.04

Consultations

Shoreham Beach Resident's Association: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

This dormer is on the front and away from the shared neighbouring party wall. It will have nio neighbour impact than be visible.

Streetscene

The dormer reflects the scale and design of a second dormer added to the front of No. 20. It will rebalance the pair.

The plans also show the conversion of an integral garage into a habitable room. This is not part of the application and is unlikely to require planning permission.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations?

Case Officer signed:	MOK	Date: 20.9.18
Authorised and signed by:	Peter Barnett	Date: 20 September 2018