Expiry Date - 02/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0196/10 **Recommendation – Permit Application**

Site: **34 Greenacres Shoreham-by-Sea West Sussex BN43 5WY**

Proposal: **Front dormer and window in side gable with clear glazing (amended description)**

The Application
The application relates to the eastern half of a pair of mid 1960's semi-detached houses located on the southern part of the street. Greenacres is a mid sixties estate built with all of the dwellings having a mock-Georgian appearance with gable ends and full height bay windows, in either pairs of semi-detached houses or small terraces.

Permission is sought for a front dormer that would be 3.2m wide, by 1.91m high, by 2.5m deep. The dormer would be aligned above the existing bay window (as amended). Permission is also sought for the window in the existing side gable to be glazed with clear glass.

Numerous dwellings within the estate have rear dormers, with front dormers being less prevalent.

Front dormers within the immediate vicinity are: No.116 to the north permitted under SU/50/01/TP and to the north-east No's 116, 119, & 122 and directly opposite at No.125 allowed under permitted development.

Consultations and Representations

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted 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.'
PPS 1 '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 and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.
With regards to front dormers it states that in some locations, front dormers may not be acceptable if for example they would spoil the special character of a conservation area.

Visual amenity
There are numerous front dormers within the Greenacres estate, and whilst the majority have been built under permitted development with only a small number having been granted planning permission there is sufficient number to make the feature part of the established character of the area. As a result it is not considered that the proposed dormer would be unacceptable in principle.

The dormer window has been slightly amended in its siting, and now would be aligned directly above the existing windows at first and ground floor level. The size of the dormer would allow for the retention of roofspace on three sides thus preventing it from appearing overly large or from over dominating the dwelling.

Residential amenity
The proposed dormer would have limited impact on the residential amenity of the surrounding dwellings. It would not result in a loss of privacy, outlook or sunlight to any of the adjacent houses.

The proposed window in the side gable would have views directly towards the street, and consequently would not result in a loss of privacy to the nearby houses.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C12E3
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan received 07:06:10; and plans and elevations 02 revision B date stamped received 06 July 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date 26.07.10