Development Management - Delegated Officer Report

Application Number: AWDM/1598/21 Recommendation – APPROVE

Site: 23 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Proposed enlarged rear dormer

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 application site is located on the south side of The Marlinespike, in Shoreham, and is semi-detached bungalow. Many properties within the street have existing front dormers, predominantly flat roofed dormers, neighbours no. 21 has a false pitch dormer and no. 25 has front dormers. The locality comprises predominantly semi-detached bungalows.

Many of the properties within the street scene have undergone some form of alteration and extension, including roof extensions.

Proposal:

This application seeks permission to enlarge the existing very small rear dormer for a larger flat roof dormer.

- The dormer will measure approx. 9.2m wide x 2.4m deep x 2.4m high
- The dormer will accommodate 4no. windows, 3no. approx. 2m high x 800mm wide & 1no. approx. 2m wide x 1.1m high
- The dormer roof has an overhang of approx. 500mm

Consultations: None

Representations: None received

Relevant History:

AWDM/1418/18
Two front north facing dormers. **Approved 23.11.2018**

AWDM/1136/21
Two dormers to front (north) roof pitch and ground floor veranda extension to front (north) elevation, together with change to the existing materials of the bungalow to use slate tiles for the roof, and painted render for the walls. **Approved 24.08.2021**

AWDM/1222/21
Ground floor extensions to rear (south) and side (west). **Approved 24.08.2021**

AWDM/1137/21 LDC
Certificate of Lawfulness for proposed rear dormers. **Withdrawn 23.08.2021**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 & Residential Amenity

The street scene is characterised by predominantly semi-detached bungalows, many of which have front and rear dormers, and other extensions. Therefore the proposal for the rear dormer will not be out of keeping with the character of the area.

The rear dormer will sit above the ground floor window and door, will be indented from the sides of the roof, the ridge and the eaves, and thereby will provide a balanced elevation.

The adjoining neighbouring property no. 21, has a similarly large rear dormer which was approved in 1986. The proposed dormer at no. 23 will be in balance with the neighbouring dormer.

It is not considered that the proposed rear dormer will result in any material harm to the existing residential amenities of the neighbouring properties.

It is noted that planning permission has recently been approved for several extensions to the dwelling including front dormers; front verandah; rear and side extensions; together with a change of materials for the whole dwelling, it is considered that taken together with the other forms of approved development, the dormer will be in accordance with the development and changes occurring within the locality and thereby it will not be out of keeping with the character of the vicinity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.09.2021

Authorised by: Peter Barnett Date: 28 September 2021