# Development Control – Delegated Officer Report

Application expiry: 27.02.07

**Application Number: ADC/0003/07 Recommendation - Permit**

**Site:** **23 Hawkins Road Shoreham-by-Sea West Sussex BN43 6TJ**

**Proposal:** **Rear dormer**

## The Application

The application property is a semi-detached chalet style bungalow on the south side of Hawkins Crescent. The property currently has two bedrooms in the roof space served by one small front dormer and a window in the part-hipped gable to the east side.
The proposal is for an additional bedroom and one bathroom in the roof to be served by a rear dormer 5.4m wide by 1.8m in height.

## Consultations and Representations

**Third Parties**
A letter has been received from the owner of No.25, the attached property to the west who states that they have no objection to the proposed development.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, AT12.
And Appendix II 'Supplementary Planning Guidance' comprising:- Dev Control Standard No.3 'Extensions and Alterations to Dwellings'.

## Planning Assessment

Development Control Standard No.3 'Extensions and Alterations to Dwellings' when specifically referring to dormers and roof extensions states, amongst other things, that the windows in dormers should be similar in style and proportion to those of the original dwelling, dormers should not be so large that they over-dominate the dwelling and that dormers should not cause an excessive degree of overlooking.

The proposal as originally submitted was considered to be too dominant for the roof slope of the dwelling. The different sizes of windows resulted in a large amount of visible tiling below the proposed bathroom window, which would have contributed to the visual weight of the dormer and its dominance.

Amended plans have been received and the proposed dormer has been reduced in width to 5.4m and centred in the roof space. The windows now match and the dormer would have a less overbearing appearance and is considered to be visually acceptable.

The application property has a long rear garden which slopes to the south. Properties to the south in Mulberry Close are approximately 80 metres away, well over the 22m minimum distance between dormers and principal windows of dwellings to the rear as required by the above standard, which would safeguard against any overlooking.

The proposals would not have an adverse effect on the outlook or amount of daylight available to the adjacent properties.

## Recommendation

APPROVE for reason that :-1PPii

1. C1Ci.
2. C14Ai – amended. (02 Rev. a)
   This permission relates to the amended plan received on 05.02.07 and not to the plan originally submitted.
   **Reason:** *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*
3. C12E3 – amended.
   The external tile hanging of the dormer hereby permitted shall, unless otherwise approved in writing by the Local Planning Authority, match the colour of the existing roof tiling.
   **Reason:** *In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: CMWhe
Date: 07.02.07

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