Development Management - Delegated Officer Report

Application Number: AWDM/1634/21 Recommendation – APPROVE

Site: 117 Greenacres, Shoreham-by-Sea, BN43 5XL

Proposal: Proposed front dormer and rooflight

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located within a cul-de-sac section of Greenacres, in the top north corner of the close section, and has a garden at the rear side abutting the rear garden of no. 361 Upper Shoreham Road.

Greenacres is a long meandering road with several offshoots within it and has 2no. accesses to it, both of which are off of Connaught Avenue.

The house types within Greenacres are two storey pitched roof dwellings of a mock Georgian style with curved bay ground and first floor windows. Several of the properties have roof dormers, many have front and rear dormers, such as the adjoining dwelling no. 116, together with no. 119 (2 doors away), and no. 122 (5 doors away). Other dwellings within this cul-de-sac where the application is found, also have just rear dormers and front rooflights.

Proposal:

This application seeks planning permission to provide a front dormer and front rooflight.

- The front dormer measures to be approx. 3m wide x 2.5m deep x 2m high
- The front dormer sits approx. 300mm below the ridge; 700mm in from the edge of the roof; and 1.1m above the eaves
- The front rooflight is positioned to the side of the roof nearest to no. 116

Consultations: None

Representations: None received

Relevant History: None

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 dwellings within Greenacres are two storey and are of the same design or variations of the same design, the general difference being change of materials; smaller windows. And largely the properties are generally semi-detached, and many have dormers in some form.

The proposal for front dormer and rooflight will thereby not be out of character with the street. The front dormer sits above the front bay windows and the rooflight above the smaller front window, and thereby appear visually balanced. The front dormer is also spaced away from the roof edge and ridge so as not to over-dominate the roofslope.

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: 15.10.2021

Authorised by: Peter Barnett Date: 18 October 2021