Development Control – Delegated Officer Report

Application Number: ADC/0397/10 Recommendation – APPROVE

Site: 13 Greenacres, Shoreham-by-Sea BN43 5WY

Proposal: Front dormer

The Application

The application relates to an end-of-terrace two-storey house on a triangular plot. The Greenacres development dates from the mid sixties and all the houses have a 'mock-Georgian' appearance with gable ends and full height bay windows. The house is adjoined at the side by a garage compound to the north west and, beyond the garage access way, by the side of No.14 to the north east. Obliquely to the rear are the long rear gardens of No's 60 and 62 Connaught Avenue.

The proposal is for a loft conversion to form another bedroom with an en-suite. The proposed very large rear dormer (with Juliet-style balcony) is to be built under 'permitted development' rights, as also is a small front rooflight. Consequently, the application only seeks permission for the front dormer. This is shown 2.8m wide, 1.8m high, and 2.6 deep maximum.

Consultations and Representations

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 '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.

Visual amenity

There are numerous front dormers within Greenacres including in the immediate vicinity at No.20 directly opposite which was 'permitted development' at the time of its construction. There is a 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 front dormer window is designed to align directly above the existing windows at first and ground floor level. The size of the dormer is not excessive in relation to others in Greenacres and it is considered acceptable.

Residential amenity

The front dormer would have little impact as there is a distance of approximately 100m to No's 20 and 21 opposite. It would not result in loss of privacy, outlook or sunlight to any of the adjacent houses.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:-

1. C1Ci
2. C12E3
3. The development hereby permitted shall be carried out in accordance with the following approved plan received on 26 October 2010:-
   10335-01 rev A (Proposed floor plans and elevations)
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: Abi Onabanjo Date: November 2010