Expiry: 25/7

Development Management - Delegated Officer Report

Application Number: AWDM/0691/24 Recommendation – Grant

Site: 14 Holmbush Close, Shoreham

Proposal: Flat roofed front and rear dormers.

Date of site visit: 19/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached bungalow on the south east side of Holmbush Close which is a cul de sac of detached and semi detached bungalows in northern Shoreham off of Hawkins Crescent.

The bungalows have steeped pitched roofs with gabled ends. They have paired driveways with flat roofed garages. Holmbush Close climbs up to the north and east.

Permission is sought to add wide flat roofed front and rear dormers. A number of properties in the street have already added such extensions including No. 13, the attached bungalow. There are others at Nos. 4, 7 and 11 and a smaller front dormer at No. 12. No.13 also has a wide rear dormer.

The site is not a conservation area, is not a listed building and there are no TPO'd trees on the site.

Relevant Planning History

AWDM/1265/23 - Application for a Lawful Development Certificate for proposed removal of existing conservatory and construction of single storey side extension in same location and of same size. Granted 22.11.23

Consultations

None.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

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National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock 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 dwelling and its surroundings.

Residential amenity

The proposed extensions mirror additions added to No. 13. The rear dormer will enable greater overlooking of neighbouring gardens but the rear dormer would be permitted development alone.

Visual amenity

The dormers are large and ordinarily such a large front dormer in particular would be considered unsympathetic. However, there are three others in the street including next door and so character has already been eroded.

The revised plan shows hanging tiles for the dormers in place of the previously proposed white cladding.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as per drawing

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: MOK Date: 2/7/24

Authorised by: Peter Barnett Date: 2 July 2024