Development Management - Delegated Officer Report

Application Number: AWDM/1956/20 Recommendation – APPROVE

Site: 114 Downside, Shoreham-By-Sea, West Sussex

Proposal: Proposed front dormer

Date of site visit: no visit, use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow in north Shoreham on the north side of Downside. The ground level of the site is higher than the highway. Consent is sought for a flat roof front dormer. The front dormer is to match a front dormer which was granted consent at no. 116 under AWDM/1384/19. This consent has not yet been implemented.

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''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The proposed dormer shows a modest addition in keeping with the existing bungalow and surrounding locality. The dormer replicates the scale and position of the ground floor window and is appropriately designed in relation to the host dwelling. Within the context of the surrounding street scene this proposal is acceptable where other similar sized dormers exist. It will match the existing approved consent at no. 116 as stated above.

Residential amenity

The extension will not impact upon any adjacent residents, the dormers window is to the front of the property facing onto the street. There will be no greater overlooking than already exists here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. Proactive without amendments

Case Officer: Hannah Barker Date: 22nd December 2020

Authorised by: Peter Barnett Date: 22 December 2020