Development Control – Delegated Officer Report

Application Number: AWDM/1418/18 Recommendation – APPROVE

Site: 23 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Two front north facing dormers

Date of site visit: 18.10.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached bungalow. Many properties within the street have existing front dormers, predominantly flat roofed dormers, but no. 21 has a false pitch dormer. No. 25 has front dormers.

Locality comprises predominantly semi-detached bungalows.

The application seeks permission for the provision of 2no. flat roof front dormers.

NB: The plans also identify a rear dormer which is not part of this application, and a notation on the plans state that the rear dormer is subject to separate LDC (Lawful Development Certificate) planning application. However, this cannot be verified at this time as a formal application has not been submitted.

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The street scene is characterised by predominantly semi-detached bungalows, many of which have front dormers, therefore the proposal for 2no. front dormers will not be out of keeping with the character of the street scene.

The front dormers will sit above the ground floor windows and will be indented from the sides and the ridge, thereby will provide a balanced elevation.

Residential Amenity

The residential properties that could be affected by the proposed dormers would be the immediate neighbours no.'s 21 and 25 The Marlinespike, together with the property directly opposite, no.'s 24 and 26 The Marlinespike.

It is considered that the dormers would not result in unacceptable overshadowing; overbearing or overlooking onto any of these properties, and thereby their existing residential amenities will not be affected by the proposal

Recommendation

APPROVE subject to Conditions:-

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

Informative

1. Approved without amendments
2. This permission does not purport to approve the rear dormer which may need permission in its own behalf

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

Case Officer: Eve Hearsey Date: 22.11.2018

Authorised by: Peter Barnett Date: 22 November 2018