Development Management - Delegated Officer Report

Application Number: AWDM/0541/19 Recommendation – APPROVE

Site: 1 Falcon Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed front dormer (rear dormer to be built under permitted development)

Date of site visit: 29th April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow at the entrance to Falcon Close where there are both houses and bungalows. There are many flat roof dormers within the vicinity of the site and these contribute to the character of the locality. Consent is sought to add a flat roof dormer to the front roof slope of the bungalow. A larger flat roof dormer is shown on the plans to the rear roof slope however this is to be constructed under permitted development and is not for consideration here.

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 front dormer will be clearly visible within the street scene. Yet as stated above there are many front flat roof dormers visible close to the application site at adjacent properties and opposite. The proposed dormer is wide however much of the roof slope will be visible and therefore it is not considered to dominate

the roof or existing bungalow. It is centrally positioned however it is close to a front gable projection, it has been requested to reduce the dormer and move it away from the gable and position more centrally. The applicant's agent has submitted amended plans showing the dormer the same size but moved away from the front gable to give a visual separation. This is considered to be acceptable and allows for a balanced appearance. The dormer, within the context of the existing street scene will not be out of keeping or detrimental to the character and appearance of the locality. Materials to be used will match existing and a condition is attached to ensure this is the case.

Residential amenity

The dormer will not give rise to any additional overlooking to the property frontage than already exists within this street. Being to the front the dormer will not overlook any private amenity space or habitable rooms within close proximity which are currently not overlooked. The bulk of the dormer will not result in any overbearing impact in this case.

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 with amendments

Case Officer: Hannah Barker Date: 14th May 2019

Authorised by: Peter Barnett Date: 15 May 2019