Expiry Date – 5/10

Development Control – Delegated Officer Report

Application Number: AWDM/1191/20 Recommendation – Grant

Site: 67 Old Fort Road, Shoreham

Proposal: **Proposed extension of existing front facing dormers and terrace**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17/9

Site and Surroundings

This application relates to a hipped roof chalet bungalow on the north side of Old Fort Road close to the roundabout with Shingle Road. The bungalow has a wide front dormer and front terrace off of it.

To the west is a more modest bungalow and to the east a pair of newer two storey houses.

The site is not in a conservation area and is not listed.

Proposal

Planning permission is sought to extend the depth of the front dormer by 1100mm and to increase the height by 200mm to enlarge existing rooms and to increase the depth of the terrace on the west side so that it extends to the maximum depth of the current terrace.

Relevant Planning History

AWDM/1462/14 - Application for a non-material amendment to AWDM/0954/14. Amendment: Raise the roof of the rear extension by 350mm. Approved

AWDM/0954/14 - Remodelling with front, side and rear extensions and rooms with enlarged roof with front and rear dormer (re-submission of AWDM/1505/13). Granted 17.9.14

AWDM/1505/13 - Remodelling with front, side and rear extensions and rooms within enlarged roof with front and rear gables and enlarged front balcony. Granted 16.1.14

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The character of Old Fort Road is very mixed and there are many examples of front dormers and first floor terraces as you would expect this close to the sea.

Neighbour amenity

The enlarged dormer will not affect neighbour amenity. It is well removed from either adjoining neighbour. The terrace will actually reduce in depth towards the east end and will extend no closer to the eastern boundary. On the west side it will lengthen to line through with the front wall of No. 65a. but it will not extend further west.

The enlarged front dormer and roof terrace will not be harmful to character or neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. *3 years*
2. *Approved Plans*
3. *Materials to match*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 24.9.2020
Authorised and signed by:	Peter Barnett	Date: 24 September 2020