Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0047/12

Site: **10 Holmbush Close, Shoreham-by-Sea, West Sussex BN43 6TT**

Proposal: **Application for a new planning permission to replace an extant planning permission (reference ADC/0031/09) for a front dormer window**

Date of site visit: 11.01.12

Neighbours checked: Y

Proposal
The application is a renewal of a former approval for a flat-roofed front dormer (ADC/0031/09).

The application property is the western half of a pair of semi-detached bungalows located at the far eastern end of Holmbush Close. The property has rendered elevations and a gable ended ridged, concrete tile roof. There are no properties directly opposite although the application bungalow sits in a traditional line of similar designed dwellings to the west. Due to the hillside location of the bungalow the neighbour sits on higher ground, with a roof line that steps up by 0.5m in height.

The proposal is for a front dormer that would be located 0.3m from the boundary with the attached property. The dormer would be 2.6m wide, by 1.9m in height, by 3.4m in depth.

Other bungalows in the vicinity have front dormers, including No's 11, 12, & 13 on the south side of the Close and No's 4 & 7 on the north side. The front dormer at No. 7 is notable due to it having planning permission under ADC/0004/07.

A large flat-roofed rear dormer is proposed to be built under 'permitted development', and as a separate building operation.

Consultations

Representations

Third Parties: There have been no third party objections.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment
The Government's 2009 Guidance 'Greater flexibility for planning permissions', states that the processing of this type of application should not be a rubber stamp and applications may be refused where "*changes in the Development Plan or other relevant material considerations indicate the proposal should no longer be treated favourably*". Circular 11/95 states that unimplemented permissions should be renewed unless (a) there has been a material change in planning circumstances; (b) continued failure to commence the development would contribute unacceptably to uncertainty about the future pattern of development in the area; or (c) the application to renew is premature.

[The site was formerly located in the AONB (albeit through an historical anomaly), but this was rescinded following the designation of the South Downs National Park.]

Visual amenity
There has been no material change in the relevant planning policies of the Adur District Local Plan, and therefore the considerations as to the effect on the visual amenity of the area and character of the host bungalow remain the same.

Residential amenity
There has been no development activity within the vicinity that would result in the proposals from having an impact on the residential amenity of the surrounding dwellings.

Recommendation

The proposed front dormer would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to:

1. Standard 3 year time limit
2. The external tile hanging of the dormer hereby permitted shall, unless otherwise approved in writing by the Local Planning Authority, match the colour of the existing roof tiling. In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.
3. Permission relates to approved plans:
   Drawing No: 578/02 Date Received: 24.01.12
   Drawing No: 578/04 Date Received: 24.01.12

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

Case Officer: C. Hone Date: 29.02.12.

Authorised by: Jo Morin Date: 6 March 2012