Development Management – Delegated Officer Report

Application Number: AWDM/1306/22 Recommendation: APPROVE

Site: 108 Downside, Shoreham-By-Sea

Proposal: Erection of front dormer and associated works

Date of Site Visit: 30th August 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar, it is hipped roof design as existing. A Lawful Development Certificate has been recently issued for a hip to gable extension and rear flat roof dormer. Consent is sought here for a flat roof dormer to the front roof slope with roof lights.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

There are many examples on the street scene of hip to gable extensions and barn hip extensions with front and rear flat roof dormers. There is much variety within the street scene, front dormers vary in scale and design with the use of different materials. The dormer proposed here will be positioned above the ground floor window and will not be overly dominant. There will be much of the roof slope visible

to the top and bottom of the dormer and it is well set down from the ridge. Materials will be used to match existing and the roof lights will be positioned appropriately adjacent to the dormer.

Residential amenity

The dormer will overlook the highway to the front of the bungalow and will not result in any loss of privacy in this case. The dormer and roof lights will be visible from neighbouring properties however there will be no adverse impact.

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 Y/N

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.

Case Officer: Hannah Barker Date: 6th September 2022

Authorised by: Peter Barnett Date: 6 September 2022