Expiry Date – 5/8, ppa to 10/8

Development Control – Delegated Officer Report

Application Number: AWDM/0838/20 Recommendation – Grant

Site: **9 Silverdale Drive, Sompting**

Proposal: **Front dormer (rear dormer to be constructed under Permitted Development)**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 6/8

Site and Surroundings

This application relates to a semi detached bungalow on the west side of Silverdale Road. As built these bungalows are gable ended.

In the street the properties are different with some built as chalets with large flat roof front and rear dormers, others detached with fully pitched roof (7). Many front dormers have been added to these properties and many are flat roofed. This includes the adjoining semi, No. 11, which recently completed a front dormer having received permission last December, AWDM/1455/19 refers, and opposite at No. 12.

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

Proposal

Planning permission is sought to add a front dormer. A rear dormer is nearing completion.

Relevant Planning History

None.

Consultations

Sompting Parish Council – No objection.

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 neighbour amenity.

Character/neighbour amenity

The extension will not harm neighbour amenity.

It is designed to reflect the scale and appearance of one recently built at No.11

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.
3. Materials to Match
4. En-suite gable window obscure glazed and non opening below 1.7 m

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: 7.8.2020

Authorised and signed by: Peter Barnett Date: 7 August 2020