Expires 4/1/06

Development Control – Delegated Officer Report

Application Number: ADC/0424/06 **Recommendation - Application Permitted**

Site: **3 The Marlinspike Shoreham-by-Sea West Sussex BN43 5RD**

Proposal: **Front dormer (in connection with loft conversion with rear dormer/balcony built first as permitted development)**

The Application

The property consists of a detached bungalow with a protruding front gable. The bungalow has brick elevations with a part gabled, part hipped tiled roof. The property lies to the south of The Marlinspike.

The application proposes a front pitched roof dormer measuring 2.5m in width, 1.4m in depth and 2.3m in height. The dormer is to be located directly above the existing ground floor window slightly to the west side of the front elevation. The front dormer is to have a PVC window and clad with roof tiles to match the existing roof.

Extensions and alterations not being assessed

The application also proposes to construct a rear roof dormer and a balcony over the existing rear ground floor area. The total cubic volume of all the extensions at the bungalow does not exceed 70m^3 (calculated at 29.75m^3) and as the proposed balcony is less than 4m in height, the proposed rear dormer and balcony can be constructed as 'permitted development'.

Only the proposed front dormer, as it protrudes past the existing plane of the roof slope fronting a highway, requires planning approval.

This delegated report will, therefore, only assess the impact of the proposed front dormer.

Consultations and Representations

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The relevant planning issues for this application are the impact of the proposed front dormer on the character of the dwelling and on the predominant character of the street.

The proposed pitched roof front dormer appears to be consistent with the scale and appearance of the original dwelling. The front dormer sits slightly down from the roof ridge and retains a large amount of original roof space on the dwelling.

During the site visit a number of flat roofed front dormers were noted along The Marlinspike. It is considered that the proposed pitched roof dormer will have a minimal impact on the predominant character of the street, being less visually obtrusive than the existing flat roof dormers in the near vicinity.

On the whole, the proposed front dormer is considered to be consistent with the character of the dwelling and to have a minimal visual impact within the streetscape.

Recommendation

APPROVE for reason that: 1PPi

Conditions

1. C1Ci
2. C12E3 .... of the dormer.....

Case Officer:.. [redacted] .....

Date:.....6/12/06.....([redacted] 8/12