Development Management - Delegated Officer Report

Application Number: AWDM/1447/20 Recommendation – APPROVE

Site: 9 Feversham Close, Shoreham-By-Sea

Proposal: Proposed front dormer enlargement to south elevation.

Date of site visit: Assessment carried out with photographs and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with rooms in the roof with a front flat roof dormer. This dormer feature is original and matches other neighbouring bungalows. Consent is sought here to enlarge the width of the flat roof dormer. No. 8 adjacent and no. 12 Feversham Close have carried out similar alterations which result in a larger dormer of matching height. The proposal here will match this existing development and result in symmetry between the application site and no. 8 attached.

Also recently submitted is AWDM/1446/20 a Lawful Development Certificate for a proposed rear dormer. This is for separate consideration.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed front dormer extension will be clearly visible within the street scene. It is consistent with other adjacent development and is in keeping with the character of the existing bungalows and street scene. The dormer extension is in keeping in scale and will not be overly dominant.

Residential amenity

The dormer will overlook the front of the bungalow towards the highway, there will therefore be no greater overlooking than currently exists. The extension will not result in any impact upon the residential amenities of the occupiers of the adjacent dwellings.

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? 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: 2nd October 2020

Authorised by: Peter Barnett Date: 2 October 2020