Development Control – Delegated Officer Report

Application Number: AWDM/0671/15 Recommendation – APPROVE

Site: 194 Downside Shoreham-By-Sea West Sussex

Proposal: Front Dormer

Date of site visit: 1/06/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached bungalow on the north side of Downside in north Shoreham. The bungalow is to the western end of the road adjacent to the junction with The Drive. The bungalow as existing has a hipped roof matching the attached bungalow. It is on elevated ground level above street level with a front garden and a driveway to the side leading to a set-back garage building.

The current application seeks permission for a flat roof dormer to the front roof slope. The dormer is 2.6 metres wide, 1.4 metres high and has a maximum depth of 1.6 metres.

Also submitted at the same time as this current application are two further applications at the same site. AWDM/0672/15 is an application for a Certificate of Lawfulness for a hip to gable extension with front velux and rear flat roof dormer. The proposed front dormer will form part of this loft conversion. The LDC application has been considered and approved as permitted development.

Also current is a prior approval householder application for a single storey rear extension, AWDM/0673/15.

Representations:

None received.

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’
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the improvement and upgrading of existing housing stock.

Visual amenity

The proposed front former is on the front roof slope clearly visible within the street scene. It is however considered to be well positioned and proportionate to the existing roof slope. It does not over dominate the bungalow. Although when looking at the submitted plans the dormer appears to extend beyond the hipped roof this would not be the case once the hip to gable extension is constructed. The dormer would sit comfortably and centrally within the enlarged roof slope.

[It is likely that the works to implement the hip-to-gable roof extension under AWDM/0672/15 and the proposed front dormer will be undertaken as a single building operation and therefore strictly speaking the Council would be entitled to require the former to be included and be assessed as part of a planning application. However, a pragmatic approach has been taken here with regard to 'fall back' notwithstanding there is some risk that the hip-to-gable roof extension may not be implemented in which case the front dormer would have a less satisfactory appearance when viewed in the context of the existing hipped roof.]

There are many other examples of large front and rear dormers in close proximity to the application site. The dormer is therefore not considered to be out of character and will not be detrimental to the existing established street scene.

Residential amenity

The front dormer will overlook the highway it will be clearly glazed serving a master bedroom (subject to completion of the hip to gable extension.) There will be no greater overlooking than existing. Therefore no adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Drawing no. 5 – received 8th May 2015
   Drawing no. 02 Rev E – received 9th June 2015
   Drawing no. 01 – received 8th May 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

Informative

1. Proactive Statement – No Amendments
2. The applicant is advised that the roof enlargements subject to AWDM/672/15 should be substantially completed prior to the construction of the front dormer the subject of this approval.

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

Case Officer: Hannah Barker Date: 15th June 2015

Authorised by: Jo Morin Date: 17.06.2015