P.C 6/11/08

Expiry 2/12/08

Development Control – Delegated Officer Report

Application Number: ADC/0490/08 **Recommendation – Permit Application**

Site: **26 Ormonde Way Shoreham-by-Sea West Sussex BN43 5YB**

Proposal: **Extensions to existing front and rear dormers**

The Application

The site is located within the built up area of Shoreham a semi detached chalet bungalow located on a corner plot. To the north of the site is the Brighton Road. The dwelling is within a row of similar properties with various front and rear flat roof dormers. Opposite the site are a row of terraced, three storey town houses, each also have a front, flat roof dormer feature to the front elevation.

Permission is sought to extend the width of the existing front and rear dormers. The front and rear dormers are as existing 2.5 metres wide and the front dormer is to be increased to 4.8 metres and the rear dormer increased to 5.7 metres. The height, depth and design of the dormers will remain unchanged.

Relevant Planning Policies and Guidance

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing

effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The dormers will not cause any additional overlooking to the front or rear of the property. There will be no overbearing impact or loss of light as a result of the enlargement of the dormers.

Visual Amenity

The flat roof dormers form an integral part of the character of the existing chalet bungalow and are a common design feature within the street and also among other properties along Beach Road and Beach Green. The widening of the dormers is considered to be acceptable in this case. The dormers will not over dominate the roof slopes and a large proportion of the roof will still be visible. There will not be any adverse impact on the character and appearance of the street scene in this case.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer.....Date.....6/11/08

PB 6/11/08