

Expiry: 8/9

## **Development Management - Delegated Officer Report**

**Application Number: AWDM/0833/26**

**Recommendation – Approve**

**Site: 24 Hawkins Crescent, Shoreham**

**Proposal: Application to vary condition 1 (Approved plans) of application AWDM/0011/24. Amendment: removal of front dormers and replacement with roof lights. Increase in size of rear dormer.**

**ORIGINAL DESCRIPTION: Loft conversion and rear extension with hip to gable roof extensions, 2no.cedral clad front pitched roof dormers and rear dormer; single storey rear extension**

**Date of site visit: 21/8**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

### **Proposal, Site and Surroundings**

The application relates to a semi detached inter war 1950's bungalow on the south side of Hawkins Crescent in an established residential area of Shoreham north of the Old Shoreham Road. The bungalow was built with a hipped roof. It has a driveway on its east side with a garage behind the rear building line. It also has a dilapidated rear conservatory. The bungalow itself is at a slightly lower level to the road.

It is a rough cast rendered property under a tiled roof. Windows and doors are aluminium.

No. 26, to the west has a raised barn ended gable and rear dormer and front rooflight. There are many examples of raised or barn ended gables in the street and also flat roofed front dormers.

The property is not in a conservation area, is not a listed building and there are no protected trees on the site. There is no known flood risk.

Permission was granted in 2024 for roof extensions including front and rear dormers and a single storey rear extension.

The applicant would like to vary the approved plans to exclude the front dormers and replace them with rooflights. It is also proposed to enlarge the approved rear dormer. The Juliet balcony that was part of this variation originally has been removed from the proposal. The single storey extension is unaltered.

## **Relevant Planning History**

AWDM/0136/24 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.8M from rear wall of the original dwelling, maximum height 3.14M and height of eaves of the extension 3M. PA Not Required.

AWDM/0011/24 - Loft conversion and rear extension with hip to gable roof extensions, 2no.cedral clad front pitched roof dormers and rear dormer; single storey rear extension. Granted.

## **Consultations**

None.

## **Representations**

7 neighbours notified – no responses received.

## **Relevant Planning Policies**

Adur Local Plan 2017 Policies 1, 2 and 15  
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'  
National Planning Policy Framework (August 2026)

## **Planning Assessment**

### **Principle**

The proposal involves 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 removal of the front dormers and their replacement with rooflights is a less significant development.

The rear dormer has increased in depth but is still set up from the eaves.

### **Residential amenity**

The removal of the Juliet balcony is welcomed and will decrease the perception of overlooking. No additional windows are proposed.

The proposed changes are acceptable.

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## **Recommendation**

### **APPROVE**

#### **Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown
4. No side windows

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Householder SuDS

Case Officer: MOK

Date: 26/8

Authorised by: Peter Barnett

Date: 26 August 2026