Expiry Date - 19/09/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1239/22 Recommendation – APPROVE

Site: 113 Greenacres Shoreham-by-sea West Sussex BN43 5XL

Proposal: Front dormer

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a semi-detached property located on the north western side of Greenacres, Shoreham. There is a single storey rear extension and a 1.8m high fence that is sited on the boundary with No. 112. The property has a detached garage to the rear which is offset to the side and attached to the adjoining occupier garage. There is a double driveway/hardstanding that leads onto the road.

The adjoining property at No. 112 is semi-detached with the entrance to the property sited on the south western elevation. There is a large single storey conservatory extension that runs along the boundary with No. 113.

The adjoining property at No. 114 is a semi-detached house with a detached garage to the rear and offset to the side and attached to the garage of No. 113.

The surrounding area is residential with mainly semi-detached properties.

The proposal is for a dormer window to the front roof slope. The dormer will measure 2.6m in depth, 3.3m wide and 2m high.

Relevant Planning History:

In 2022 a lawful development certificate (AWDM/1237/22) was submitted for a rear flat roof dormer, enlarged first floor rear window and front roof light.

Consultations:

None.

Representations:

There were 4 properties notified of the planning proposal. At the time of writing this report no representations have been received.

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Relevant Planning Policies

Adur Local Plan 2017 – Policies 15 and 18

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The loft conversion and erection of a flat roof dormer window will be built to the front of the property. The dormer has been designed to be subordinate to the existing roof slope and is sited away from the eaves, and both sides of the roof edge. It is not sited higher than the existing roof.

It is considered that the front dormer will not have a detrimental effect on the visual amenity of the adjoining occupiers either side or to the rear and that the size, design and location of the dormer will not affect the visual amenity of the street scene and is acceptable in its design, size and siting. There are examples of similar front dormers elsewhere in Greenacres.

Residential Amenity

The dormer window will be sited in the front roof slope and has been designed to be subordinate to the existing roof slope and is site away from the eaves, and both sides of the roof edge. It is not sited higher than the existing roof. There are many properties in the surrounding area that have similar front dormer extensions. Therefore it is considered that the front dormer extension by way of size, design and location will not impact on the subject property or the character of the neighbouring properties. There would be no adverse impact on the character of the property or the residential amenities of the adjoining occupiers in the locality as the result of the proposal.

Overshadowing/Light Impacts

There will be no overshadowing or loss of light to the property due to the siting and positions of the proposal.

Privacy and Overlooking

The proposed dormer window is not considered to have a detrimental impact on the privacy of the neighbouring properties or create an area for overlooking as it is set above and similar to the bedrooms on the lower floor which also look out onto the front area of Greenacres which is an open area of grassland. Therefore it is considered that there will be no privacy or overlooking issues of the adjoining occupiers or the occupiers of Greenacres.

Highways and Parking

The existing parking arrangements to the front of the property unchanged. The parking arrangements are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials

Informative

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.

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

Case Officer: J. Price Date: 16/09/22

Authorised by: Peter Barnett Date: 16 September 2022

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