expires 16/7

Development Control – Delegated Officer Report

Application Number: ADC/0201/09 **Recommendation – Permit Application**

Site: **74 Beach Green Shoreham-by-Sea West Sussex BN43 5YA**

Proposal: **Extended front dormer**

The Application

The application property is a detached chalet bungalow on the north side of Beach Green. It has a pair of flat roofed dormers on the front roofslope and a single dormer on the rear. As amended, it is proposed to extend the front dormers to form a larger, single flat roofed dormer (the original plans showed a pitched roof added which was considered to be out of keeping).

Also proposed is an enlargement of the rear dormer to form a similarly large, single dormer with pitched roof, the addition of a pitched roof to an existing flat roofed extension at the side/rear and a rear conservatory. None of these elements requires planning permission. An originally proposed front extension to the garage has been deleted following the planning officer's objections.

Consultations and Representations

Consultations/Comments

None

Third Parties

None received

Relevant Planning Policies and Guidance

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' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

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.

DC Standard No.3 states that dormers should not be so large that they over-dominate the dwelling. A large amount of the original roof should still be clearly visible.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The only matter under consideration is the front dormer extension. It will measure 7.5m wide and be set down from the ridge by 1.3m. The proposal is effectively filling in the space between the existing dormers to form a continuous feature. A similar, though smaller, example of this can be found on the neighbouring property to the east. Other properties have a pair of dormers at the front. It is not considered that the proposal will harm the character or appearance of the existing dwelling or the street scene and it will meet the criteria of the relevant DC Standard.

Residential amenity

The enlarged dormer will have little impact on the residential amenities of adjoining occupiers, the house opposite being over 30m away.

Recommendation

APPROVE for the reason:-

1PPi

Subject to:-

1. C1Ci

2. C12Ei "existing dormer windows"
3. C14A3 30 June 2009 AH7

Case Officer [redacted]

Date 8/7/09

[redacted] 8/7