Development Management - Delegated Officer Report

Application Number: AWDM/0765/22 Recommendation – APPROVE

Site: 234 Harbour Way, Shoreham-by-Sea, BN43 5HZ

Proposal: Existing conservatory converted to flat roofed habitable room.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is located on the Shoreham Beach Estate, and is a two storey attached dwelling, and is situated on the west side of Harbour Way. The main block of the dwelling has a mono pitch roof, and its small adjoining section is also a mono pitch roof, but has an opposite slope. This section is lower than the main block, and is set back from the front elevation. Many of the neighbouring dwellings have principally the same design, but the main difference is the use of materials.

No. 234 has a rear 'L' shaped conservatory, and many of its neighbours have rear conservatories also, and they are of varying sizes. No. 246 has a very long retractable pool cover to the rear of its property, viewing in many respects as a conservatory.

Proposal:

This application seeks planning permission to replace the existing 'L' shaped conservatory, with a solid 'L' shaped rear extension of the same footprint, but with a solid flat roof rather than the glazed pipped roof of the conservatory.

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

As the extension is to the rear of the dwelling, it will not be readily viewed, if at all, from the street. It will be viewed from the neighbouring properties to both sides, namely no.'s 232 to the north and 236 Harbour Way to the south, and to a lesser extent by the property to the rear, no.'s 8 and 9 Falcon Close.

The elevation facing no. 232 will have a triple window in the section next to the host dwelling and a full glazed patio door, these will replace window and full glazed French doors; the solid flat roof with 2no. rooflights, will replace the full glazed pitched roofs.

The elevation facing no. 236 to the south will be a wall with no fenestration, where currently the elevation has high level windows and a full glazed roof.

It is not considered that the replacement elevations will result in any additional overlooking and indeed will be an improvement to the side neighbours.

The rear elevation is positioned over 30m distance from the properties to the rear and thereby the changes will not affect those properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.07.2022

Authorised by: Peter Barnett Date: 19 July 2022