Development Management – Delegated Officer Report

Application Number: AWDM/0649/18 Recommendation – APPROVE

Site: 12 Upton Avenue, Southwick, West Sussex

Proposal: Roof gablet to front elevation

Date of site visit: 19.06.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The proposal is for a roof extension bringing the ridge of the roof forward and creating a small gable element with a front facing window at the upper part of the front roof slope. Materials would match.

The application property is a detached bungalow in a street of similar properties within the built up area of Shoreham. Many small gablet extensions exist within the street on the lower front projections, this proposal is to the main ridge.

Previously consent was granted for this development under AWDM/1532/14. Development did not commence within the required time limit therefore this former application has lapsed. The current scheme is unchanged from that previously permitted.

Relevant Planning History

AWDM/1533/14 - Lawful Development Certificate for proposed single-storey rear extension. Issued 10.12.2014

AWDM/1532/14 – Roof Gablet to front on north elevation.

Consultations None

Representations None received.

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Roof alterations to bungalows are evident elsewhere in the wider area although the proposed alteration to the subject property roof would be unique in the immediate vicinity.

The front gable change would however be quite modest in its scale and would replicate the shape of subsidiary roof shapes on other houses in the area. The addition would of itself harmonise acceptably with the house in design terms. Overall it is considered that the street scene would be unharmed.

Residential amenity

The proposed roof alteration would be too modest and remote from neighbouring property to cause any loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials to match

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 any representations? N

Case Officer signed: Hannah Barker Date: 2nd July 2018

Authorised and signed by: Peter Barnett Date: 2 July 2018