Expires 24/10/07.

Development Control – Delegated Officer Report

Application Number: ADC/0537/07 **Recommendation – Permit Application**

Site: **23 Sullington Way Shoreham-by-Sea West Sussex BN43 6PJ**

Proposal: **Remove existing flat roof to existing two storey extension, raise walling and install new pitched roof over**

The Application

The application site is a semi-detached house located on the west side of Sullington Way, Shoreham. The property has a hip to gable roof extension with front and rear rooflights, a single storey rear addition, and a two storey flat roofed extension on the north side of the rear elevation. It is bounded to the north across a shared driveway by a further semi-detached pair and to the south by its adjoining neighbour. To the rear is No.106 Eastern Avenue which is separated by an access track to rear garages.
The proposal seeks permission to add a pitched roof to the rear side two storey extension. This roof will sit atop the existing flat roof to a height of 1.6 metres with a rear side hip.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual Amenity
The proposed hipped pitch roof will sit above the existing rear two storey extension. It will only be visible from the street from an acute angle between the semi-detached pairs however it will be highly visible from the nearby houses to the rear. The new roof will sit atop the current flat roof such that its eaves will be higher than that of the main house by 0.5 metres. As the gable end extension on the main house was built directly above the flank wall, an area of original tiling still wraps around the property with its associated eaves. The result of the differing eaves levels will be a discordant area of roof that will detract from the appearance of the property and thus conflict with the above policy AH7.
Amended plans have subsequently been received that lower the new roof so that the eaves lines meet appropriately and it continues the roof form onto the rear extension. This is a far more acceptable design and will be in keeping with the appearance/design of the property.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12Ei
3. C14Ai: '...received on 19 October and not...Reason:..policy AH7 of the ADLP and DEV1 of the WSSP'

Case Officer:.....

Date:19/10/07