# Development Management - Delegated Officer Report

**Application Number: AWDM/1431/13 Recommendation – Approve**

**Site: 27 East Street, Shoreham-By-Sea, West Sussex, BN43 5ZD**

**Proposal: Replacement flat roof to rear**

**Date of site visit:** 18 December 2013

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to the flat roof of a rear projection at 27 East Street which is located within a Conservation Area. The existing roof is covered with corrugated asbestos cement sheeting and it is proposed to remove this and replace it with insulated sheets and finished with a felt surface. This will result in a raising of the height of the roof by 0.5m.

**Relevant site history**

None relevant

**Consultations**

***Conservation Advisory Group:*** No comments received

**Representations**

None received

**Relevant Planning Policies**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)

**Planning Assessment**

**Visual amenity**

The roof is not visible from East Street and, from the rear, is only clearly visible from the car park accessed from New Road. While the height of the roof will increase, it will remain below the top of the side parapet and there will not be a significant impact on the character and appearance of the building. It

is also considered that the proposal will preserve the character and appearance of the Conservation Area.

**Residential amenity**

The proposal will have no impact on residential amenity.

**Recommendation**

**APPROVE** for the reason:-

The proposed development would preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB4) or the policies of the National Planning Policy Framework

**Subject to Conditions:-**

1. Standard 3 year time limit
2. Approved plans

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

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.

Case Officer: Peter Barnett Date: 14 January 2014

Authorised by: Gary Peck Date: 14 January 2014