Development Control – Delegated Officer Report

Application Number: AWDM/0383/16 Recommendation – APPROVE

Site: 2 Cheal Close, Shoreham-by-Sea, West Sussex BN43 5RQ

Proposal: Replace existing polycarbonate roof and raise to match

Date of site visit: 14.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached house bungalow on a corner site. It appears quite open with a low wall (approx. 400mm) around the hardsurfaced frontage. There is an existing vehicular access to the site gained off the road, on the corner. A detached flat roof garage abuts the side boundary with the road, the rear and side boundary wall, approx. 1.8m high also abuts the pavement area. Directly to the rear of the site, and abutting the rear boundary, is an Electricity Sub-Station. The residential property contains front and rear flat roof dormers.

The street scene and locality, comprises many bungalows in detached, and semi-detached form, with two storey terracing in the west section of Cheal Close.

The dwelling has a rear single storey extension with an ashfelt roof and contiguous with that extension, to the east, is a further single storey extension with a polycarbonate roof, which is of a slightly lower height than the west rear extension.

The other half of the semi-detached property, no. 4, has a single storey rear extension quite close to the application boundary, which is higher than the existing rear extension at no. 2

Proposal

Planning permission is sought to remove the existing polycarbonate roof of the east extension, and apply a new roof to the same height as the west extension. The additional height would be approx. 300mm across the roof.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would be a relatively small increase in roof height of an existing extension, which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension in the height of the existing rear extension, would be an improvement in its design, it would appear a seamless building. It does not protrude out any further than the neighbouring extension, no. 4, and the resultant height would not be dissimilar to the neighbouring extension either. There is a slight gap between the existing building and the boundary, and the same situation exists for the rear extension of no. 4.

The height increase of approx. 300mm will have virtually no impact on the street scene.

Residential Amenity

The increased roof height would result in the existing rear extension having the same height and would have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Matching mateials

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

Case Officer: Eve Hearsey Date: 04.05.2016

Authorised by: Jo Morin Date: 05.05.2016