Development Control – Delegated Officer Report

Application Number: AWDM/0158/12 **Recommendation – APPROVE**

Site: **8 Shingle Road Shoreham-By-Sea West Sussex BN43 5RH**

Proposal: **Replacement of flat roof of detached garage/workroom with pitched roof**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow with rooms in the roof located on the corner of Shingle Road and Marlinespike. It has a front and rear dormer either side of a steeply pitched roof which forms a gable fronting Shingle Road. There is a detached flat roofed garage accessed from Shingle Road.

The property is currently being renovated both internally and externally with the implementation of planning permission AWDM/0323/11 for a single storey front extension, single storey west side extension with roof terrace and tiled rear sloping screen roof and enlarged rear dormer.

The current application relates to the existing detached single garage adjacent to the main dwelling which fronts onto Shingle Road. As part of the proposed renovation this is to have the existing flat roof replaced with a pitched roof. The proposed pitched roof will increase the height of the garage from 2.5 metres to 3.6 metres.

Relevant Planning History

AWDM/0323/11 which is currently being implemented.

Consultations

Representations

A copy of an email from the occupiers of no. 10 Shingle Road has been submitted with the application stating that there is support for the proposal for a pitched roof on the garage as it is more in keeping with both properties than the existing flat roof.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Principle

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 proposal to replace the flat roof of the garage with a pitched roof will be visually more inkeeping with the surrounding properties and is considered to be acceptable in this case.

Residential amenity

The garage is sited adjacent to the side boundary of no. 10 Shingle Road. There are some secondary windows along the side elevation of this neighbouring property. The proposed pitched roof is not considered to result in any further loss of light and overbearing impact than the garage as existing.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-
1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
2. The pitched roof hereby permitted shall be completed to match the appearance of the existing building.
Reason: - In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: -

Drawing no. P22 – received 10th February 2012

Reason: - For avoidance of doubt and in the interests of proper planning.

Is recommendation contrary to any representations? N

Case Officer signed: [redacted] Date: 8/3/12

Authorised and signed by: [redacted] Date: 8/3/12