Development Control – Delegated Officer Report

Application Number: ADC/0342/09 **Recommendation – Permit Application**

Site: **38 Parkside Shoreham-by-Sea West Sussex BN43 6HA**

Proposal: **Construction of a pitched roof over existing flat-roofed two storey rear extension**

The Application

The application site comprises a semi-detached two storey dwelling within a street of similar properties on the east side of Parkside. There is currently a first floor, flat roof addition to the rear. Permission is sought to add a pitched roof to this existing extension. The height will be increased from 5.8 metres to 8.1 metres.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

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

Planning Assessment

Policies

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.

Residential Amenity

The main properties to be affected in this case are those either side of the site, no. 40 Parkside, the attached semi detached house to the north and no. 36 Parkside to the south. No. 36 has a flat roof two storey extension of a similar depth to the existing extension at no. 38. There are no windows on the side of this extension to be affected by the proposal in this case. The boundary with no. 40 is 2.7 metres from the extension and it is not considered that the addition of a pitched roof will have any adverse impact with regards to loss of light or overbearing impact in this case.

Visual Amenity

The proposed pitched roof is to the rear of the building however part of the roof is visible when the house is viewed from the street. However this is set back to the rear and the hipped roof matches the existing roof slope and is in keeping in design and scale with the existing building. The proposal will improve the overall aesthetic appearance of the building by replacing the unsympathetic flat roof. The tiles to be used will be conditioned to match existing.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer. [redacted] .....Date. 20\10\09..

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