Development Management – Delegated Officer Report

Application Number: AWDM/0644/23 Recommendation: APPROVE

Site: 37 Southdown Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed rear/side extension and conversion of roof space with rear dormer and rooflights (amendment to AWDM/1929/22: rear/side extension to have pitched roof)

Date of Site Visit: Photos used to assess AWDM/1929/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a mid terrace Victorian property within the Conservation Area. It has a two storey outrigger as with many of the properties within the street. Consent was granted for a loft conversion with front and rear roof lights and flat roof dormer. A single storey flat roof rear extension was also permitted infilling the recessed section to the rear this was of flat roof design.

The current application seeks to amend the existing consent. It is proposed that the single storey extension will have a lean to roof with roof lights

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the Conservation Area.

Visual amenity

The site is within the Conservation Area and therefore any development must preserve and enhance the appearance of the locality. The loft conversion has already been approved and remains unchanged here. The rear extension is within a recess, and is modest in scale in relation to the existing and adjacent buildings. There is a large extension to the north and the extension will abut this, it will not be a high as the neighbouring projection. The extension will not be harmful to the Conservation Area or the character of the existing building. A rendered finish is proposed to match existing. The change to the roof form will not result in an impact upon the character and appearance of the building or Conservation Area.

Residential amenity

As stated above the infill rear extension will be built adjacent to the neighbouring much larger extension; it will therefore be fully screened from this neighbouring property to the north. Equally there will be no impact upon the dwelling to the south as the existing projection at the application site will screen the infill extension. The change to the roof will not cause any harm due to the existing neighbouring extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing and Cons roof lights

Is recommendation contrary to letter(s) of representation N

1. Proactive no amendments

Case Officer: Hannah Barker Date: 14 June 2023

Authorised by: Peter Barnett Date: 14 June 2023