Development Control – Delegated Officer Report

Application Number: AWDM/0427/17 Recommendation – APPROVE

Site: 16 Rainbow Square, Shoreham-by-Sea, BN43 6AX

Proposal: One no. rooflight to the front and 2no. rooflights to the rear

Date of site visit: 04.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

New housing estate built in the grounds of Southlands Hospital on former older, hospital related buildings such as wards, nurses accommodation and before that a workhouse.

The estate has predominantly 3-storey, terraced properties many in yellow brick, with grey roofs and solar panels on the roof. Numbered allocated parking to the front of the properties, small areas of landscaping to the street side of the development.

The application property is a two storey semi-detached house joined to a 3 storey property. It has solar panels on its front roof, and is brick faced with a render section on part of its front elevation. It has a relatively small fenced rear garden, and has a rear conservatory. The rear elevation is brick faced and has a slate roof. The adjoining property has front and rear dormers as original features.

Proposal

Permission is sought for 1no. rooflight to the front roofslope and 2no. to the rear roofslope.

The front rooflight will be positioned above the existing solar panels, and the rear rooflights will be positioned approx. in line with the neighbouring dormer window.

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'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed 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 existing property and indeed the estate as a whole, has many roof interruptions i.e. in the case of the existing dwelling solar panels, and in the remaining estate, there are roof panels and dormers. Within this context the rooflights will not be overtly conspicuous features. .

The original permission of the estate removed permitted development rights, otherwise this development would not have needed planning permission.

Residential Amenity

The rear rooflights are positioned relatively low on the roof and will allow for views towards No.12 Rainbow Square from the new roof accommodation. However, the effect in terms of overlooking will be no worse than from the existing first-floor rear bedroom windows.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment by the LPA.

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

Case Officer: Eve Hearsey Date: 05.05.2017

Authorised by: Jo Morin Date: 08.05.2017