Development Management - Delegated Officer Report

Application Number: AWDM/0654/15 Recommendation – Approve

Site: 3 South Beach, Beach Road, Shoreham-By-Sea

Proposal: Raising of roof to provide accommodation within the roof and rear balcony

Date of site visit: 28 May 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached two storey dwelling on the beach. It sits within a group of six properties, the middle four of which have a similar ridge height. No. 2 to the west sits forward of the others.

It is proposed to raise the roof by 1.3m to provide accommodation within the roofspace. The proposal will involve the removal of the existing roof and the construction of a new "scissor" roof, i.e. a higher front roofslope and lower rear roofslope. At the front, three velux rooflights are proposed. At the rear, a new balcony will be inset within the roof with high level windows along the wall between the two roofslopes. The style of roof will be almost identical to that at No. 4 immediately to the east.

Relevant site history

None relevant

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The application property currently has the same ridge height at No.4 when viewed from the road. The proposal will result in a higher ridge which will sit above that of No.4. However, it is considered that the forward position of No.2 will help to mitigate the visual impact of this increase as that property will remain the most prominent in this small group of houses. The alterations will only result in three rooflights on the front roofslope so the impact from the street is not considered to be unduly harmful.

At the rear, from the beach, No.3 will be significantly higher than No.2. However, No.3 to the east already has a very similar roof profile which currently sits higher than the application property. The proposed roof extension would result in a similar ridge height for these two neighbouring buildings and would not appear unduly dominant or out of character. The balcony would be a new feature at roof level but it would be partly inset within the roof and limited to the central section only. It is not considered therefore that it would have a significant visual impact.

Residential amenity

The proposed roof extension would not result in any loss of light or outlook for neighbouring occupiers. The balcony will be centrally positioned, inset within the roof and will have side privacy screens where it does project beyond the roofslope. No loss of privacy will occur therefore.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Screens to side of balcony
4. Permission relates to approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning

permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 23 June 2015

Authorised by: Gary Peck Date: 23 June 2015