Development Control – Delegated Officer Report

Application Number: ADC/0239/09 **Recommendation – Permit Application**

Site: **1 Queens Place Shoreham-by-Sea West Sussex BN43 5AA**

Proposal: **Pitched roof (to replace flat roof) on existing two-storey rear extension and replacement of external materials to firstfloor sunroom to create a shower-room**

The Application

The site is located within a residential area near Shoreham Town Centre within the built up area and Conservation Area. The property is a two storey terraced house, rendered with a tiled roof. The street comprises of similar style terraced houses with small front gardens and on street parking.

There is a gate to the south side of the house with access to the rear garden this also provides a right of way access to the rear of properties in Ravens Road to the west and the neighbours either side in Queen Place. Above this is the first floor with a glazed 'sunroom' to the rear accessed via the first floor landing. This has a sloping pitched roof to the eaves of the main house, with glazing to the rear and south sides. There is a rear two storey, flat roof projection which accommodates a bedroom at first floor and a kitchen diner at ground floor.

Permission is sought to add a tiled pitched roof to the existing flat roof of the two storey projection. This will increase the height from 5.6 metres to a maximum of 6.7 metres. The external materials of the first floor sunroom are to be replaced with weather boarding to the side and rear and a slate tiled roof with a velux window. The room will become an ensuite for the master bedroom.

Consultations and Representations

Third Parties:- 2 letters have been received from the owner/occupiers of 4 and 6 Ravens Road raising the following points: -

- The right of way across 1 Queens Place shall be kept available for no. 2 and 3 Queens Place and nos. 2 to 16 Ravens Road.
- The proposed pitched roof will be visible from the rear of properties in Ravens Road and part of Queens Place. It will stick out like a sore thumb from the nice rear line of the terrace. This will result in visual degradation of the town.

A.D.C.A.G: - No objections

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG14 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

The site is within the Conservation Area. There is a statutory duty to pay special attention to the need to preserve or enhance the character and appearance of Conservation Areas. This is a requirement of policy AB4 of the Local Plan.

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 are those either side and to the rear of the site. The proposed alterations to the external materials and appearance of the sun room are on the southern side of the building adjacent to the boundary with Rinella. This structure will not be altered in scale, there is as existing glazing on the southern elevation which overlooks the neighbouring property above the high boundary wall. The removal of this glazing and replacement with weather boarding and a slate roof with velux will eliminate this overlooking and improve the relationship between the two properties. The pitched roof will be visible from the rear of Rinella also however it is not considered that any loss of light would be significant enough to warrant a refusal in this case.

The proposed alterations to the sunroom are screened from no. 2 Queens Place to the north by the existing two storey rear projection, this is 1.7 metres from the boundary. The neighbouring property has a rear dormer and a two storey projection with sloping pitched roof which is not as deep as the projection at the application site. The pitched roof will be visible from the rear of the neighbouring property and due to its depth and position to the south the existing projection does limit the light to the rear of no. 2. It is however considered that the proposed pitched roof will not result in a further significant loss of light that would warrant a refusal in this case as above.

The properties to the rear in Ravens Road are at a distance of approximately 40 metres from the rear of no. 1 Queens Place. There are a row of trees to the rear of the properties in Ravens Road which also offer screening. It is not considered that the proposed alterations will have any adverse impact on the residential amenities of the occupiers of the properties to the rear of the site. The existing right of way to the rear and side of the site will not be affected by the proposals.

Visual Amenity

The proposed alterations will not be visible within the street scene or Conservation Area. The pitched roof and improvements to the glazed sunroom are considered to be improvements to the appearance of the building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei – amended - The roof tiles used for the first floor pitched roof hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the LPA.
   Reason: -AH7

Case Officer.....[redacted].....Date.....17/8/09.....

Planning Services Manager[redacted]...Date.....17/8/09.....

Chair of Planning Comm[redacted]Date17/08/09.....