# Development Control – Delegated Officer Report

**Application Number: AWDM/0708/18 Recommendation – APPROVE**

**Site: 21 Cissbury Way, Shoreham-by-Sea, BN43 5FW**

**Proposal: Tiled pitched roof in place of flat roof on existing single storey side extension to east**

**Date of site visit:** 24.05.2018

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal**

The dwelling is two storey and the site is a corner site, situated on the north side of Cissbury Way and the west side of Chanctonbury Drive. It is within an estate characterised by having a grass sward and landscaping to the front of the properties, but no roads. Instead vehicular access to the dwellings is located on cul-de-sac garage compounds to the rear.

No. 21 is on rising ground, and therefore because of its corner location, it is very visible within the street scene. There is a flat roof single storey extension to the property on its east side, which makes it also very visible within the street scene.

No. 21 is an end of terrace within an estate characterised by terraced properties.

The application seeks permission to provide a pitched roof over this flat roof extension, with the same pitch as the existing dwelling and having a gabled end like the existing dwelling.

**Relevant Planning History:**

**SU/128/86/TP** Single storey side extension.
Approved Conditionally **12.08.1986**

**Consultations:** None

**Representations:** Objection

- There are no other tiled roofs on the estate.
- This will look different to all the other garage roofs

**Relevant Planning Policies:**

Adur Local Plan 2016: Policy 15
Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

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.

***Visual Amenity***

The existing flat roof single storey side extension is quite noticeable within the street, given its elevated position and the fact that it is adjacent to 2no. streets, namely Chanctonbury Drive and Cissbury Way. Whilst there are numerous flat roof garages on the estate, and close by, this extension is not a garage. There appear to be other extensions within the near locality that have pitch roofs, i.e. no. 30 Chanctonbury Drive, and no.12 Wolstenbury Walk, although they are two storey, they are built lower than the main roof identifying them.

Further, the position of the single storey extension appears to be relatively unique within the estate as it sits up higher than the ground floor. No. 9 Chanctonbury Drive has a single storey flat roof side extension, but it is in a much lower position than the application site, and the boundary wall runs off of the extension, largely obscuring it from view.

It is considered that the existing extension sits on higher land, it is identifiable with the nearby two storey side extensions discussed above, and thereby will benefit from the addition of a roof, which will visually tie it in with the main roof, thus contributing to the character of the area.

***Residential Amenity***

As the property is an end of terrace, it has no neighbouring dwelling near to the proposal. But, because the proposal is on the outside corner of the site, and on raised land, the proposed new roof will be seen by other neighbouring properties within the area. However these dwellings are sited some distance from the proposal, with the closest being approx. 20m distant. It is thereby considered that their residential amenities will not be compromised by the introduction of the new roof.

**Recommendation**

**APPROVE**

1. Approved plans
2. Standard time limit
3. Roof tiles and tile hanging to match the existing

**Is recommendation contrary to letter(s) of representation? Y**

Case Officer: Eve Hearsey Date: 21.06.2018

Authorised by: Peter Barnett Date: 21 June 2018