Development Management – Delegated Officer Report

Application Number: AWDM/0603/15 Recommendation: APPROVE

Site: 25 Southdown Road, Shoreham-by-Sea

Proposal: Demolition of existing conservatory and construction of single storey rear extension, rear dormer and front and rear rooflight

Date of Site Visit: 20 May

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks permission for the demolition of an existing conservatory and the construction of a single storey extension in its place. A rear dormer is also proposed as well as a front conservation style rooflight and larger rear rooflight.

The application site is on the western side of Southdown Road and is the first in the row of 2 storey Victorian houses that occupy this part of the street. Adjoining to the south are a pair of larger 3 storey properties.

The site is within the Conservation Area.

Planning History:

None relevant

Consultations:

Adur District Conservation Advisory Group approves the application.

Representations:

1 letter has been received objecting to the front rooflight on the grounds that it would spoil the collective run of the terrace. Although there are rooflights further along the terraces, these were installed prior to the area being designated a Conservation Area.

Relevant Planning Policies:

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH7, AB23 & AB25 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The site is within the built-up area where the principle of extending residential properties is considered acceptable.

Visual amenity

The majority of works are to the rear away from the public viewpoint, so there is little impact in terms of visual amenity. The rear garden is well secluded with a high amount of planting so even within the immediate environs to the rear, impact would be limited in terms of the ground floor extension. There is a single storey extension to the rear of the adjoining property to the north which is larger than that proposed here and therefore the extension is considered acceptable.

The rear rooflight and dormer will be visible from Rope Walk to the rear (Rope Walk is outside of the Conservation Area). There already examples of dormers and rooflights of poorer quality than proposed here from such viewpoint as well as a number of fire escapes. Again, there is no objection, therefore, to this part of the proposal.

An objection has been received to the front rooflight. There are no rooflights in the immediate vicinity of the application site, but a number further to the north, still in the same run of terraces. It is these properties with the poorer quality dormers to the rear as well. There are rooflights visible in properties across the road too. Within a Conservation Area, previously poor development should not be replicated but while the existing rooflights are standard, the proposed front rooflight is of Conservation style and therefore it is not considered reasonable to object to this approach.

Residential amenity

As described above, the neighbour to the north already has its own larger single storey extension and therefore there would not be any impact upon the neighbour. A new window at first floor level is in the existing wall and therefore does not form part of this application

Recommendation

APPROVE

Subject to Conditions:-

01 Time Limit
02 Approved Plans
03 Approval of Materials

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

Case Officer: Gary Peck Date: 11 June 2015

Authorised by: Date: 15th June 2015