~~PC 24/11~~
DD: 24/12

Application No.: ADC/0660/07 Recommendation – Permit Application

Site: 78 The Drive, Shoreham-by-Sea, West Sussex

Proposal: Pitched Roof on Existing Extension

The Application

The application site contains a detached bungalow with white brick walls and a clay tile side gable ended roof, located on the south east corner of the intersection of The Drive and Slonk Hill Road, within the built up area of Shoreham.

Originally built in the 1970's, as part of a 101 bungalow estate, a flat roof rear extension and covered steps to the front door were approved by Council in 1974 (SU/434/74/TP). The applicant now proposes to convert the roof of that extension from flat to a full gable end.

Developed as one estate, the houses along Slonk Hill Road are relatively consistent in their appearance. Almost all of the dwellings have rear or side extensions, although they are generally shielded from public view.

Consultations and Representations

Third Parties: No representations have been received on the proposal.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Visual Amenity, Character & Appearance

The roof profile and materials chosen match that of the original dwelling and are therefore considered complimentary to the character of the existing house and surrounding locality.

Residential Amenity – Daylighting

Due to the existing extension being recessed well away from the boundary of adjacent properties, the altered roof profile is unlikely to affect access to daylight for any adjoining dwellings. For the same reason the structure will not appear overbearing to adjacent properties.

Residential Amenity – Privacy

By virtue of not involving the creation of any elevated windows or habitable space the proposal poses no overlooking or privacy concerns for adjoining development.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei ..permitted shall be completed to. .

Case Officer: ..... Date: 28-11-07