Development Management - Delegated Officer Report

Application Number: AWDM/0376/22 Recommendation – APPROVE

Site: 10 Swiss Gardens, Shoreham-by-Sea, BN43 5WH

Proposal: Replacement of existing rear lean-to roof with new flat roof and raised patio

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on the northeast side of Swiss Gardens and is a two storey middle of terrace dwellinghouse. Some of the properties within the terrace containing the application site, have been extended at the rear and some have roof dormers. Most appear to have a small lean-to extension at the rear, which may well be part of the original dwelling, these small extensions have mono pitch roofs.

The rear gardens of the terrace have long rear gardens and most have outbuildings at the rear boundaries. No. 11 has a full width, flat roof rear extension. The site backs onto a recreation ground of some form.

The street scene comprises a mix of dwelling types and ages.

Proposal:

This application seeks planning permission to:-

- Amend the rear lean-to, mono pitch roof to a flat roof;
- Provide bifold glazed doors on the rear elevation
- Raising the patio area

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The dwelling will not be extended out from the existing rear lean-to, but will adapt the existing lean-to's roof and rear elevation, namely to a flat roof and to glazed bifold doors. The new roof will not be higher than the existing lean-to roof where it abuts the dwelling but the lower edge of the roof will be raised by approx. 500mm

It is not considered that the adaptation of the rear lean-to or the raising of the rear patio, will have any material effect onto the existing amenities of the neighbouring properties or to the wider area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 25.05.2022

Authorised by: Peter Barnett Date: 25 May 20222