Development Management - Delegated Officer Report

Application Number: AWDM/0609/16 Recommendation – Approve

Site: 3 South Beach, Beach Road, Shoreham-By-Sea

Proposal: Application for a non-material amendment to previously approved AWDM/0654/15. Amendments to roof, removal of 2 rooflights from front elevation, removal of high level windows at rear and replacement with four rooflights

Date of site visit: 28 May 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission has been granted to raise the roof of this dwelling by 1.3m to provide accommodation within the roofspace. The proposal involves the removal of the existing roof and the construction of a new “scissor” roof, i.e. a higher front roofslope and lower rear roofslope. At the front, three velux rooflights were proposed. At the rear, a new balcony will be inset within the roof and there were to be high level windows along the wall between the two roofslopes.

This application seeks approval for a non material amendment for the removal of two of the rooflights from the front and the installation of four rooflights at the rear. The roof is also to be adjusted to remove the high level windows at the rear.

Relevant site history

AWDM/0654/15 - Raising of roof to provide accommodation within the roof and rear balcony

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

Planning Assessment

The removal of two rooflights from the front will be an improvement while the addition of rooflights of the rear will not have a harmful visual impact. The adjustment to the roof and the removal of the high level windows will result in the building more closely matching its neighbour to the east.

There will be no adverse visual impact or harmful impact on residential amenity.

Recommendation

APPROVE the non material amendments in accordance with the application and accompanying plans

Case Officer: Peter Barnett Date: 12 May 2016

Authorised by: Gary Peck Date: 12 May 2016