expiry 20.8.07

~~Press expiry~~ ~~26/7/07~~

Development Control – Delegated Officer Report

Application Number: ADC/0360/07 **Recommendation – Permit Application**

Site: **27 Ravensbourne Avenue Shoreham-by-Sea West Sussex BN43 6AA**

Proposal: **Construction of hip end roof over existing flat roof extension to side**

The Application

The application site contains a double storey detached dwelling located on the western side of Ravensbourne Avenue. A second storey extension was constructed above the garage on the southern side of the building in accordance with planning permission granted in 1991 (SU/1/91/TP).

The applicant proposes to replace an existing flat roof that covers the side extension with a hip end roof. The need for the replacement roof is due to gradual deterioration of the existing roof.

The surrounding street scene consists of predominantly 1 – 2 storey detached dwellings, a number of which have had extensions similar to No. 27, with hip end roofs above.

Consultations and Representations

One letter has been received from an adjoining resident stating no objection to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)
AH 7 (Extensions & Alterations for Householders)

Planning Assessment

The Appearance
The chosen materials match the existing building, whilst the design of the roof mirrors that of the side extension approved and recently completed on the adjoining residence at No. 25 Ravensbourne Avenue. As a result the proposal will not detract from the existing character or streetscape of the area.

Effects on Neighbours
The proposal will not result in any adverse impacts on neighbouring properties. The design and location of the roof mirrors that on adjoining No. 25, hence the new roof will not result in any overshadowing or loss of light into the adjoining dwelling.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C12Ei

Case Officer: ...D. Reynolds

Date: .....26/7/06...

CJ [signature]

26/7/07.