Development Control – Delegated Officer Report

Application Number: AWDM/1755/19 Recommendation – APPROVE

Site: 25 The Gardens, Southwick, BN42 4AP

Proposal: Replacement flat roof and raised roof lanterns to existing rear extension. New roof light to west (side) elevation.

Date of site visit: 29.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a semi-detached 1 ½ storey dwelling. The rear garden abuts the railway line to the north.

The application site has existing rear extensions and several outbuildings within the rear garden.

The street comprises differing designs and sizes of dwellings with two storey being predominant.

Proposal

The proposal seeks permission to remove the existing roofs off of the rear extensions and replace with new flat roof and 2no. roof lanterns.

The proposal also includes a replacement side elevation rooflight, (the front and rear new and or replacement rooflights do not require planning permission).

Relevant Planning History*:* None

Representations: None received

Consultation Responses:

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character of the street in general.

Visual Amenity

The rear extensions are not readily viewed from the street and there are no properties to the rear to view the proposal.

The design of the new roofs will change the design of the extension but not demonstrably. The roof of the conservatory to the rear with remain, it will only be the extensions between it and the dwelling that will have the new roof.

The replacement rooflight within the side elevation is smaller than the existing rooflight, and will be in the same position as the existing rooflight. The fact that it is a replacement means that the extent of overlooking, if any, will not be materially different to that existing, and thereby will not cause any unacceptable harm to neighbouring property.

The new roof will not compromise the existing or the neighbouring properties and will not be out of keeping with the existing visual amenities of the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

Informative(s)

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17.12.2019

Authorised by: Peter Barnett Date: 18 December 2019