Development Control – Delegated Officer Report

Application Number: AWDM/1580/15 Recommendation – APPROVE

Site: 125 Old Shoreham Road Shoreham-By-Sea West Sussex BN43 5TF

Proposal: Replacement roof to existing conservatory to rear (south-west) elevation.

Date of site visit: 09.12.2015

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached house on the south-west side of Old Shoreham Road, backing onto to the public footpath and the River Adur beyond. The dwelling has previously been enlarged by a single-storey addition across the majority of the rear elevation, 4m deep with a very shallow lean-to roof.

The surrounding area is residential in character. The houses occupy higher ground with the rear gardens sloping down. The public footpath to the rear is on a raised embankment.

Proposal

Permission is sought to replace the existing polycarbonate roof with a glazed, pitched roof.

Relevant Planning History: The existing rear addition dates from 2004 (SU/268/04/TP refers).

Consultations:

Southern Water: No Objection.

Representations: None received.

Relevant Planning Policies

Adopted 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 (CLG 2012)

Planning Assessment

There is no objection in principle to up-grading of the existing housing stock.
The key considerations are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed replacement roof would have dual pitch with a ridge running parallel to the rear wall sloping to a valley gutter where it adjoins the original dwelling. It would be approximately 0.75m taller than the existing roof.

The dwellings on this side of Old Shoreham Road are tightly spaced and the existing rear addition is not visible in public view (other than from the river path). The replacement pitched roof is in-keeping with the scale of the existing rear addition and the host dwelling and would have no significant impact on visual amenity.

Residential Amenity

The adjoining terraced house to the south-east has been enlarged by a flat roof single-storey rear extension similar in depth to that existing at No.125. There are no windows visibly apparent in the north-west side of the extension. Consequently it is considered the taller glazed roof would have no significant effect on the amenities of this property.

To the north-west, the adjoining detached house has been enlarged by a conservatory on the south-east side of the rear elevation adjoining the boundary with No.125. There is a gap of approximately 2m between the blank side wall of the extension at No.125 and the common boundary with No.127. Bearing in mind its glazed lightweight construction, the additional height of the proposed pitched roof would have no adverse effect on the amenities of No.127 in terms of loss of light or overbearing effect.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer:	Jo Morin	Date: 09.12.2015
Authorised by:	Gary Peck	Date: 10 December 2015