Development Management - Delegated Officer Report

Application Number: AWDM/2079/21 Recommendation – APPROVE

Site: 155 Greenacres, Shoreham-By-Sea

Proposal: Proposed use of existing flat roof as a roof terrace with 1.10m high living wall screen to north and east elevations, 1.80m high living wall screen to south elevation

Date of site visit: 20th December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling within the Greenacres Estate. It is on the edge of the site with a cemetery to the north and an open space to the east, neighbouring residential properties are to the south and west.

There is an existing single storey rear extension to the north side of the rear elevation set away from the boundary with the attached dwelling. Consent is sought to create a roof terrace accessed from the first floor to the roof of the extension. Screens are proposed on the north, east and south side.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual and residential amenity

The proposed screens and french doors will be visible within the surrounding locality, however they are at the rear of the property so will not be clearly visible within the street scene. The screens are described as living screens

therefore will be softened in appearance with planting and vegetation. Distant, public views of the site can be gained from the adjacent public open space. It is not considered that the proposed features or the use proposed here will give rise to a feature that is overly prominent or detrimental to the character and appearance of the locality.

It is not considered that such development will set a precedent here for future similar development within this locality. Each case is judged on its own merits. This property is on the edge of the estate bordering open space on two sides with only one direct adjacent neighbouring property. Due to the position of the extension away from the attached property it is also not considered to have any adverse impact in terms of overlooking or unneighbourly impact. The screens also limit overlooking and retain privacy whilst allowing views for the occupier. In this specific case the proposed terrace can be supported for the reasons set out above.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Privacy screens

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

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.

Case Officer: Hannah Barker Date: 11th January 2022

Authorised by: Peter Barnett Date: 12 January 2022