Development Management – Delegated Officer Report

Application Number: AWDM/1571/23/23 Recommendation: APPROVE

Site: Little Ravens, Mill Lane, Shoreham-By-Sea, West Sussex

Proposal: Proposed ground floor rear extension with timber cladding. Addition of ground floor doors to NW side of existing house. Change tiled roof to a metal standing seam roof. Change windows for aluminium framed windows in light grey. Paint existing brick work white. (Resubmission of AWDM/0783/23)

Date of Site Visit: visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is one of a pair of matching detached, two storey dwellings in Mill Lane Shoreham. The site is adjacent to the Conservation Area and considered to be affecting its setting. There is off street parking to the front and garden to the side and rear. There is a garage building to the rear of the site and vehicular access from the lane running to the west of the site.

Consent was granted under AWDM/0783/23 for a rear flat roof, single storey extension with flat roof finished with timber cladding. Consent was also granted to change the appearance of the building by painting it white and changing the roof tiles to a metal standing seam roof. The windows and doors were also to be changed to light grey and ground floor glazed doors were permitted in the original building on the north west side.

The current application seeks consent for the same changes to the building and the single storey rear extension however the plans in this case show a pitched roof with standing seam finish and not a flat roof as previously approved.

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 and setting of the Conservation Area.

The only matter for consideration here is the change to the roof of the extension from flat to pitched. The assessment for the other changes remains the same.

Visual amenity

The extension will not be visible within the street scene nor will it affect the setting of the Conservation Area. The changes to the roof design will increase the bulk and height of the building however this is not considered to have any adverse impact in this case. As previously considered the contemporary design and use of materials will have no adverse impact in this case.

Residential amenity

The extension remains the same footprint as previously approved in the same position. There is a set in from the boundary and it was previously considered that due to the distance from the adjacent dwelling the impact will not be such to warrant a refusal in this case. The revised design does increase the maximum height of the extension however the height nearest to the boundary is reduced due to the change in design. As was previously the case the extension will be visible above the boundary fence however it will not result in any significant loss of light or overbearing impact which would warrant a refusal in this case. The extension does not cross the 45 degree line in this case taken from the adjacent ground floor window. It is considered that the changes to the roof as proposed can be supported here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans.
4. The windows on the south east side of the extension hereby approved shall be fitted with obscure glazing.

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: 13th December 2023

Authorised by: Peter Barnett Date: 13 December 2023