Development Management – Delegated Officer Report

Application Number: AWDM/0369/24 Recommendation – APPROVE

Site: 24 Beach Green, Shoreham-by-Sea, BN43 5YG

Proposal: Change from pitched porch roof to GRP flat roof

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is located on the north side of Beach Green and is a middle of terrace, 3 storey dwelling. The terrace, and a small cluster of other terraces, are set back from Beach Green by a large grass verge and has a parking area between the verge and the houses. The cluster of 4no. terraces are set at approx. 90 degree angle from each set.

Some of the individual properties with the terraces have some form of porch of varying sizes. Some of the roofs of the porches are either flat or a low, mono pitched. Although the existing porch to no. 24 has a hipped pitch roof.

The rear garden of the dwelling directly abuts the Riverbank footpath to the north, which itself directly abuts the moorings for several Houseboats.

The site is within a flood zone

The Proposal:

The application seeks permission to:-

- Replace the existing hipped roof of the porch with a flat roof
- Using GRP (Glass Reinforced Plastic aka GRP Fibreglass) as the roof covering.

Consultations: None.

Representations: None received

Relevant Planning History: None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

Although the terrace is set back from the street by some 30m, the existing porch can still be viewed, where it is noted that the current porch does not have a significant impact on the visual amenities of the area. Notwithstanding this, it is also considered that the existing hipped pitched roof is out of character with the straight lines that mainly exist on the terraces, on the dormer roofs for example. Thereby, the removal of the current roof and its replacement with a flat roof will be appropriate for the dwelling and for the design of the terrace.

It is not considered that the change of roof design of the porch will have any material impact on the existing residential or visual amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.05.2024

Authorised by Peter Barnett Date: 28 May 2024