Expiry
7/10/08

Development Control – Delegated Officer Report

Application Number: ADC/0425/08 **Recommendation – Permit Application**

Site: **40 The Drive Shoreham-by-Sea West Sussex BN43 5GD**

Proposal: **Replacement rooflight raised above flat roof at rear (retrospective)**

The Application

The site is located within the built up area of Shoreham a chalet style, detached dwelling within a street comprising dwellings of various styles. To the south is a similar dwelling to the application site and to the north is a semi detached two storey property. The dwelling has already been extended with dormers to the north and south roof slope (ADC/0077/06) a side extension (ADC/0282/07) and single storey rear extension which was built prior to the previous extensions under the property's permitted development rights.

Retrospective permission is sought in this case for a replacement roof light in the existing flat roof, single storey rear extension. Previously there was a smaller, roof light which has been replaced. The roof light is 1.3 metres by 2 metres and has a maximum height of 0.7 metres above the existing flat roof.

Consultations and Representations

Third Parties: - One letter has been received from no. 42 The Drive stating that the following comments should be made despite the fact that the roof light may fall into the area of acceptable development. The roof light is yet another ugly appendage which has been added to the rear of the property, further spoiling the outlook from our garden. The roof light seems to obstruct part of the escape route across the flat roof from the french doors which open onto the roof. This may be a fire risk.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' Comprising: - Development Control Standard No. 3 'Extensions and Alterations to dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The roof light takes the maximum height of the single storey extension to a maximum of 3.9 metres. It is accepted that the roof light is visible from the rear garden of the neighbouring properties to the north and south of the site however there will be no adverse impact in this case with regards to loss of light or overbearing impact.

Visual Amenity

The roof light is at the rear of the site and therefore not visible within the street scene, it is a minor addition to the existing flat roof extension and it not considered to be detrimental to the character and appearance of the existing dwelling.

Recommendation

APPROVE for reason that :- 1PPi

Case Officer..... Baker .....Date..3/10/08..... PB 6/10/08

Planning Services Manager..... .....Date..7/10/08.....

Chair of Planning Committee..G.A.R. A.J. Mills.....Date..9/10/08.....