Development Control – Delegated Officer Report

Application Number: AWDM/1907/19 Recommendation – APPROVE

Site: 22 John Street, Shoreham-by-Sea, BN43 5DN

Proposal: Application for minor material amendment to vary conditions 1 and 3 of previously approved AWDM/1221/19. Alterations to roof to provide part glazed and part tiled roof to extension.

Date of site visit: 15.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey, middle of terrace dwelling situated within the Medieval Core of Shoreham, and within a Conservation Area.

The property is of a typical Victorian design with a two storey section at the rear, which leaves a narrow gap to the neighbouring terrace. The property is render finish.

The street scene has a mix of building styles and ages

Proposal

The proposal seeks permission to vary the materials to be used for the roof of the earlier approved infill extension.

The approved plans show 4no. glazed panels to be used on the roof, whilst the amendment shows 2no. glazed panels and 1no. tiled panel

Planning History*:*

AWDM/1221/19 Proposed single storey side extension. **Approved 02.10.2019**

Consultations: ADCAG – No objection
Southern Water – no objection

Representations: None received.

Relevant Planning Policies

Adur Local Plan: Policy 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)

National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character and appearance of the designated Conservation Area.

Visual Amenity

The use of a different material for the roof on the infill extension has been brought about in order to comply with the Building Regulations 'means of escape' legislation. The material for the roof will now be 1no. tiled panel measuring 750mm wide and 2no. fully glazed panels.

It is not considered that the differing materials on the roof will affect the visual amenities of the locality or the designated Conservation Area as it will not be readily viewed outside of the site.

Residential Amenity

The residential properties that could be affected by the proposal are no.'s 20 and 24.

No. 24 will not be able to view the extension due to the fact that the existing dwelling will be separating any view to that property.

The extension will be up to the boundary with no. 20 John Street. The removal of the a glazed section of roof and its substitution by a tiled section, is not considered to materially affect the residential amenities of no. 20

Recommendation : APPROVE, subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to be in accordance with those shown on the approved plans
4. No windows in side elevation of the rear extension.

Informatives

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 7 February 2020

Authorised by: Peter Barnett Date: 7 February 2020