Expiry: 3/9

Development Management - Delegated Officer Report

Application Number: AWDM/0880/24 Recommendation – Grant

Site: 37 Southview Road, Shoreham

Proposal: Proposed single storey side extension and raising of flat roof to existing rear extension with roof lanterns

Date of site visit: 14/8

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to an end of terrace Victorian house on the west side of Southview Road. On the north side the house abuts a side passageway in the applicant's ownership. No. 35, to the south has a rear extension on the boundary to the depth of the existing rear addition on site.

The existing rear addition has a part mono pitched roof and flat roof. It is proposed to remove the pitched roof section and to replace the flat roof. The new flat roof will increase in height by 20cm to 2.9 metres.

Between the outrigger and north boundary it is proposed to extend to a depth of 4.55 metres with a mono pitched roof 2.4 metres in height to underside of eaves and 3.6 metres to ridge. It is 1.64 metres wide.

Relevant Planning History

AWDM/1732/18 - Lawful Development Certificate for proposed rooms in roof with rear dormers to west elevation and two rooflights to front (east) elevation. Issued.

Consultations

WSP: No objection.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Expiry: 3/9

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

The north side/rear extension abuts a side passage. It will not cause harm to neighbour amenity.

The raised roof height on the existing rear extension is only 20cm and will include two modest rooflights. No. 35, to the south has rear additions on the boundary to the same depth. No harm will be caused.

Visual amenity

The extensions will not be visible in the public realm. They are domestic in scale and acceptable in design terms.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows on the north elevation of the extension.

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:	MOK	Date: 14/8
Authorised by:	Peter Barnett	Date: 14 August 2024