Development Management - Delegated Officer Report

Application Number: AWDM/1646/18 Recommendation – Approve

Site: 77 Buckingham Road, Shoreham-By-Sea

Proposal: Enclose existing front porch and add pitched roof to existing flat roof at first floor level, both to east elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a large detached house on the west side of Buckingham Road. It has a distinctive gabled roof projection at the front with a lower flat roofed extension adjacent on the north side. The application seeks permission to replace the flat roof with a pitched roof. The existing tile hanging is to be replaced with brick and render. Also proposed is an enclosure of the existing open-fronted porch which sits under the current flat-roofed front extension.

Relevant Planning History

AWDM/1783/18 – Application for a Lawful Development Certificate for proposed single-storey rear extension and single-storey side extension – decision pending

Consultations

None

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 2018)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity

The proposed pitched roof will be lower than the main pitched roof and will have a more sympathetic appearance then the current flat roofed extension. It will sit well below the main roof ridge and will be suitably subservient in character.

The enclosure of the front porch will have minimal visual impact on the street scene.

Residential amenity

The proposed works will not cause harm to the residential amenities of neighbouring occupiers. The nearest property is No. 79 to the north which is reasonably distant from the extension to not be adversely affected.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: Peter Barnett Date: 8 February 2019

Authorised by: Gary Peck Date: 8 February 2019