Development Management - Delegated Officer Report

Application Number: AWDM/0453/19 Recommendation – APPROVE

Site: 33 Southview Road, Southwick, BN42 4TW

Proposal: Replacement of mono pitched roof with flat roof over existing single store rear outrigger

Date of site visit: 09.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a middle of terrace two storey dwelling situated on the west side of Southview Road. There is an existing rear extension with a mono pitched roof. This extension is of the same depth as the neighbouring property's extension at no 33.

The proposal seeks permission to remove the existing mono pitched roof and replace it with a flat roof. The existing eaves height would be raised at the very rear from approx. 2.2m to some 3m.

Representations: Non 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 2019

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 proposal seeks to remove the existing mono pitch roof and replace it with a flat roof. The external footprint of the extension will remain the same, but the height will be approx. 800mm higher at the very end of the extension. It is not considered that this small increase would materially affect the dwelling by way of character or design.

A further alteration to the extension will be the provision of bifolding doors at the end (west) elevation, this will thereby enable the existing side door will also be bricked up.

The use of the room will remain a kitchen, but the wall between it and the dining room will be removed in order to have a larger room.

Residential amenity

It is not considered that the slight increase in height at the end of the extension resulting from the changed roof will materially affect either neighbour to the north or the south.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

Informative:-

1. Approved without amendments
2. Matching materials

Case Officer: Eve Hearsey Date: 13.05.2019

Authorised by: Peter Barnett Date: 13 May 2019