Development Management – Delegated Officer Report

Application Number: AWDM/0881/22 Recommendation: APPROVE

Site: 40 Rainbow Square, Shoreham-By-Sea, West Sussex

Proposal: Alterations to the existing conservatory including replacement of roof with flat roof and raising of side walls.

Date of Site Visit: 12.07.22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property lies within the development at the former Southlands Hospital. It is a semi detached dwelling located on a corner plot opposite the former Refectory. The site is within the Conservation Area. The original permission for the redevelopment of the site was subject to a condition preventing any future extensions or outbuildings to be erected without the consent of the Local Planning Authority. Permission was granted in 2011 under AWDM/0503/11 for a rear conservatory. 5.3 metres wide, 2.9 metres deep and 2.6 metres high. The current application seeks consent to change the conservatory which currently exists at the site. It is proposed to increase the height of the building to 2.9 metres with a flat roof to form a flat roof extension.

Adur and Worthing Councils

Environmental Health - No adverse impact.

Private Sector Housing - No comment

Adur District Conservation Area Group: - Approve

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity and Impact Upon the Conservation Area

The principle of the extension at this property and surrounding properties within this new development has been accepted. There are other examples of rear conservatories and extensions. In this case the rear extension exists and will remain at the same depth, the increase of the height of the roof by 0.3 metres with a flat roof and roof lights and increased side wall heights to match are the only changes. The extension will remain subservient to the main dwelling. Due to the position of the property adjacent to the highway the side of the existing conservatory is currently visible. Along with the adjacent conservatory which can also be seen from the highway. The extension as altered will be slightly higher and therefore more visible, however this is not considered to have any adverse impact upon the character and appearance of the existing dwelling or locality. Materials to be used will match existing. The development will not be harmful to the Conservation Area despite it being visible it is subordinate and in keeping with the residential locality and existing built environment.

Residential amenity

Due to the position of the dwelling the extension will be adjacent to the neighbouring property to the east. There is an existing conservatory at this property with side windows. It is a similar depth to the extension at the application site. The proposed alterations will result in a higher structure adjacent to this neighbouring conservatory however this will not result in any significant loss of light or overbearing impact which would warrant a refusal in this case. The extension does not project beyond the rear of the adjacent conservatory and it is lower than the pitched roof adjacent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west 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: Hannah Barker Date: 2nd August 2022

Authorised by: Peter Barnett Date: 2 August 2022