Development Management - Delegated Officer Report

Application Number: AWDM/1656/19 Recommendation – Approve

Site: 19 Southdown Road, Shoreham-By-Sea

Proposal: Hip to gable roof extension to North elevation; 3no. rooflights to rear elevation

Date of site visit: 28 October 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached hip roofed dwelling on the west side of Southdown Road, within the Shoreham Conservation Area. It is proposed to construct a hip to gable roof extension.

Relevant Planning History

None

Consultations

ADCAG: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (February 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 the Conservation Area.

Visual amenity

The house forms one half of a semi-detached pair which themselves form a pair with Nos 13-15 to the south. They are not typical of housing in the street which tends to be terraced houses on the west side and larger detached and semi-detached houses on the east side.

No.19 abuts the three storey end of terrace house at No.21 to the north and visually there is quite a contrast between the two buildings. The extension of the roof at No.19 to form a gable on the north side would imbalance the semi-detached pair and the appearance of the four dwellings of this type (Nos 13-19) and would also result in a gable end very close to the end wall of No.21, reducing the visual gap between the buildings.

However, because the extension is on the end dwelling closest to the end of terrace dwelling to the north, the visual impact is not considered to be significant. The terraced house is taller and has a larger expanse of vertical wall and will continue to be the more prominent building, obscuring the new gable end of No.19 in views from the north. As a result, the proposed new gable end windows and rear rooflights will not be easily visible from the Conservation Area.

On balance, it is considered that the proposal would preserve the overall character and appearance of the Conservation Area.

Residential amenity

No.21 has a blank end wall adjacent to No.19 and would not be adversely affected by this proposal. The rooflights face towards a garage block at the rear and will not result in adverse overlooking.

Recommendation

APPROVE, subject to the following conditions:

1. Approved Plans
2. Time limit
3. Matching materials

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: 22 November 2019

Authorised by: Gary Peck Date: 22 November 2019