Development Management - Delegated Officer Report

Application Number: AWDM/0407/20 Recommendation – APPROVE

Site: 45 Ravensbourne Avenue, Shoreham-By-Sea

Proposal: New pitched roof on existing 2 storey side/rear flat roofed extension (North elevation)

Date of site visit: Assessed from photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached property, to the north end of Ravensbourne Avenue. Downside is adjacent to the northern side of the site, ground levels here rise from south to north. There is an existing ground floor extension to the south side and two storey flat roof extension to the north side with flat roof single storey addition to the rear.

Consent is sought to add a pitched roof to the two storey addition to the north side of the property. The extension is set back and extends beyond the rear of the original rear elevation. The pitched roof will be lower than the main ridge and roof tiles to match existing will be used.

Representations

2 representations received from nos. 184 and 186 Downside: -

- Information was required as to the dimensions of the proposed roof extension and that any extension would restrict views to the sea and town.

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 (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 its surroundings.

Visual amenity

The two storey extension is very prominent and visible within the street scene. Due to the position and elevation of the building the extension can be viewed from the front, rear and north side of the site. Built some time ago this design is not in keeping with the existing dwelling. The flat roof is an alien feature due to its high level and visibility within the context of the existing building. The proposed pitched roof will link the extension to the main dwelling. It will appear subservient with a lower level ridge than existing. The eaves will be in line with existing and materials will match. The proposal will result in an improvement to existing therefore enhancing the character and appearance of the existing building and the street scene.

Residential amenity

As stated above the extension is on the northern side of the building adjacent to the highway. It is visible from the street and surrounding neighbouring properties. The proposed pitched roof will result in an increase in height of this part of the building and increased bulk here. It is not however considered that this will result in any loss of light or overbearing impact in this case to adjacent properties. There may be some loss of view from adjacent properties to the north however this is not a planning consideration and in the light of the main roof height and this new addition being lower this is not a significant concern and the application can be supported.

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: Hannah Barker Date: 18th June 2020

Authorised by: Peter Barnett Date: 18 June 2020