Development Management – Delegated Officer Report

Application Number: AWDM/0919/19 Recommendation – APPROVE

Site: 17 Rainbow Square, Shoreham-by-Sea,

Proposal: Loft conversion consisting of two roof lights to east elevation and one roof light to west elevation.

Date of site visit: 24th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

New housing estate built in the grounds of Southlands Hospital on former older, hospital related buildings such as wards, nurses accommodation and before that a workhouse.

The estate has predominantly 3-storey, terraced properties many in yellow brick, with grey roofs and solar panels on the roof. Numbered allocated parking to the front of the properties, small areas of landscaping to the street side of the development.

The application property is a two storey semi-detached house in a row of similar properties. It has solar panels on its front roof, and is brick faced with a render section on part of its front elevation. The rear elevation is brick faced and has a slate roof. The adjoining property has velux windows to the front and rear.

Proposal

Permission is sought for 1no. rooflight to the front roofslope and 2no. to the rear roofslope.

The front rooflight will be positioned above the existing solar panels, and the rear rooflights will be positioned centrally on the roof slope.

Consultations: None undertaken.

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 (February 2019)

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing property and indeed the estate as a whole, has many roof interruptions i.e. in the case of the existing dwelling solar panels, and in the remaining estate, there are roof panels and dormers. Within this context the rooflights will not be overtly conspicuous features. .

The original permission of the estate removed permitted development rights, otherwise this development would not have needed planning permission.

Residential Amenity

The rooflights will allow for views towards the front and rear of the site. However, the effect in terms of overlooking will be no worse than from the existing first-floor windows. There will be no adverse impact which would warrant a refusal in this case.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment by the LPA.

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

Case Officer: Hannah Barker Date: 5th July 2019

Authorised by: Peter Barnett Date: 5 July 2019