Development Management - Delegated Officer Report

Application Number: AWDM/0789/21 Recommendation – APPROVE

Site: 18 Rainbow Square, Shoreham-by-Sea, BN43 6AX

Proposal: Rooms in roof consisting of roof lights to south and north

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property relates to a two storey, end of terrace dwelling with a pitched roof and an existing array of solar panels on the front (south) elevation.

The properties within the immediate area have grey tiles roofs and buff coloured bricks, some have rendered first floors. All have arrays of solar panels on their south or west roofslopes.

The site is not in a Conservation Area nor is it a Listed Building.

Proposal:

The application seeks permission to provide a room in the roof and will provide 3no. rooflights to the north elevation and 2no. rooflights to the south elevation. The rooflights will be no more than 50mm above the roof tiles.

Representations: None received

Consultations: None

Relevant History:

AWDM/0427/17 One no. rooflight to the front and 2no. rooflights to the rear. 16 Rainbow Square. **Approved 12.05.2017**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 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 surrounding area.

Visual & Residential Amenity

Rainbow Square and its close environs, have largely been constructed using the same/similar materials pallet with grey roofslopes and light coloured brick work, and with white rendered patches, and also with an array of solar panels. The estate as a whole has many roof interruptions such as solar panels, roof panels and dormers.

Within this context the provision of rooflights within the roofslope will be not be over conspicuous features and will be of a similar character to the solar panels and thereby will not be out of keeping with the visual appearance of the dwelling.

Further, the rooflights on the south roofslope, will be smaller than the solar panels and will be positioned higher than them also, thereby avoiding any possible conflict of position. The main, larger rooflights will be on the rear north, thereby will be further removed from the main view of rooflights outside of the site.

In terms of the effect of possible overlooking, it is considered that it will be no worse than from the existing first-floor bedroom windows.

Recommendation:

Approve:
Subject to Condition(s):-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.06.2021

Authorised by: Peter Barnett Date: 15 June 2021