Development Management - Delegated Officer Report

Application Number: AWDM/0203/22 Recommendation – APPROVE

Site: 11 Longshore Drive, Shoreham-By-sea

Proposal: Proposed rooflights to South West roofslope and first floor window to North elevation

Date of site visit: 23rd November 2021 when considering previous application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property within the recent redevelopment of the former Southlands Hospital site. The road runs along the side of the property and it faces north onto a green space, parking is also in front of the property.

Permission was refused for two flat roof dormers to the side elevation with roof lights and a window to the front on the second floor. The dormers were considered to be unsympathetic in scale, form, design and spacing with the existing character of the locality. They were prominent and did not replicate any other similar dormer development nearby. There was also a reason for refusal relating to overlooking as the dormers faced towards existing dormers nearby.

The current application is for roof lights only on the side elevation and a front window at second floor.

It should be noted that there are no permitted development rights for these properties, Condition 21 of the planning consent for the development AWDM/1340/14 removes permitted development rights for future extensions and alterations.

Planning History

AWDM/1929/21 - Two flat roof dormers to side roofslope with front and side rooflights and front second floor window - Refused

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 and residential amenity

The proposed roof lights and front window are modest and will not represent a dominant form of development. The existing roof form will be retained therefore respecting the character and appearance of the street scene and the existing development within the estate.

The roof lights will not result in any overlooking or loss of privacy due to their position angled towards the sky and the front window will overlook the green to the front and the highway. It will create no greater overlooking than currently exists as a result of the front ground and first floor windows.

The proposal can therefore be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 10th March 2022

Authorised by: Peter Barnett Date: 11 March 2022