Development Control – Delegated Officer Report

Application Number: AWDM/1470/16 Recommendation – APPROVE

Site: 83 Downside, Shoreham-by-Sea BN43 6HF

Proposal: Alterations to flat roof at front of property to monopitch tiled roof and insertion of new window to east elevation

Date of site visit: 11.10.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2-storey detached residential dwelling, located on the south side of Downside. There is an existing vehicular access and drive for car parking, together with an integral garage. There is a gap of approx. 2.5m wide between the east side of the dwelling and the site boundary..

The surrounding area is made up of a mix of dwelling styles and type. The neighbouring house, no. 81 has its entrance door some 5m from the front of the dwelling approx. half way down the west side of the dwelling. No. 81 has its principal windows facing the application site, and the boundary separating the two properties consists of a wall to approx. 1m in height with a fence over to some 1.8m in height. The application property has 1no. first-floor window in the side elevation facing no. 81 which appears to be a bathroom/WC window, and currently has no ground floor windows in the side elevation.

The area is on sloping land with the application site falling from the road.

Proposal

Planning permission is sought to provide a mono pitch roof over the existing flat roof of a later extension at the front corner of the dwelling. The existing flat roof measures some 2.85m wide x 1.55m deep. The slope will be front to back and have a 30 degree pitch.

The second part of the application relates to the inclusion of a small window to the ground floor side (east) elevation. The window is to serve a utility room and will measure approx. 450mm wide x 950mm high

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: P2, P15

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

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 flat roof is on a later addition to the house, and the roof looks out of place on the property, which itself comprises various pitched roof elements, it is therefore considered that the monopitch roof will be a visual improvement to the dwelling.

The existing, integral garage will be converted to ancillary living accommodation for the existing house, which will include a utility room to the side/front corner. In order to have adequate light to service this room, a new side window is proposed. The window is shown to be obscure glazed. This window will be the only window in the ground floor of the side (east) elevation of the application site.

The window will be some 2.5m from the boundary with the neighbouring property no. 81, and will not result in unacceptable overlooking onto that property.

Both the monopitch roof and the side window would have no unacceptable impact on the street-scene.

Residential Amenity

The only property that could be affected by the proposal is the neighbouring property to the east, namely no. 81 Downside. It is considered that the side window which will have obscured glass will not result in unacceptable overlooking onto no. 81, and the new monopitch roof would also not result in any adverse amenity impacts for that neighbour.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. Obscure-glazed window

Informative

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 19.10.2016

Authorised by: Jo Morin Date: 01.11.2016