Development Management - Delegated Officer Report

Application Number: AWDM/0807/16 Recommendation – Approve

Site: 4 Hawkins Close, Shoreham-By-Sea

Proposal: Proposed hipped roof above existing flat-roofed extension to rear (west) elevation.

Date of site visit: 17 June 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow located on the west side of Hawkins Close. It has a 2.5m deep flat roofed extension at the rear over which it is proposed to construct a pitched roof with gable end. The roof ridge will measure 3.2m deep and will link to the ridge of the existing bungalow.

Relevant site history

None relevant

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (March 2012)

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 proposed roof will be in keeping with the roof form of the existing bungalow and is acceptable.

Residential amenity

The roof will be hipped away from the boundary with No.5 to the north and will have a full hip end rather than a gable as originally proposed. Its bulk will not be significant therefore and it will not have an adverse impact on light or outlook for existing side windows at No.5.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 1 July 2016

Authorised by: Gary Peck Date: 4 July 2016