Application Number: AWDM/0506/13 Recommendation – APPROVE

Site: Rivington The Street Shoreham-by-sea

Proposal: Replacement roof over existing rear extension and alterations to bay window in west elevation of extension

Proposal, Site and Surroundings

The application is for a new roof over an existing rear extension alongside a front bay window to measure (at max) 3.3 metres in height, 6.4 metres in length, and 6.8 metres in width.

The application property is a modern two-storey building with mock Georgian features. There is a flat roof extension at the rear.

The site is in a Conservation Area in a residential area, with a Listed Church and other Listed Buildings nearby.

Relevant Planning History

None

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

Adur Local Plan: AG1, AH17, AB4

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to the statutory test of new development in the Conservation Area being satisfied.

Character and appearance and Conservation Area

The scale and form of the extension is sympathetic to that of the existing building, which is of a modern design having a neutral impact on the established character and appearance of the Conservation Area. The external materials and finishes would match those of the existing building and the addition of a pitched roof would be a visual improvement. It would not be visible from public vantage point in the street or wider public views in and around the Conservation Area.

For these reasons, no visual harm would arise from this development and the historic character and appearance of the Conservation Area is preserved.

Neighbours

The neighbour to the south would be principally impacted upon (the development is physically removed from the remainder).

This neighbour would experience some loss of outlook and light due to the new roof. However the roof is pitched away from the shared boundary and of a relatively low height. The severity of loss of both light and outlook would therefore be marginal and largely onto the garden rather than habitable rooms.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment including the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur Local Plan AG1, AH7, AB4 or the policies of the National Planning Policy Framework

Subject to:-

1) Standard time limits
2) Approved Plans
3) External surfaces to match

INFORMATIVE

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.

Is recommendation contrary to representation(s)? Y

Case Officer: Matthew Porter Date: 24-5-2013

Authorised by: Peter Barnett Date: 27 May 2013