Development Management - Delegated Officer Report

Application Number: AWDM/0292/19 Recommendation – Approve

Site: 19 Rainbow Square, Shoreham-By-Sea

Proposal: Installation of 3no. rooflights to rear elevation and 1no. rooflight to front elevation.

Date of site visit: 1 March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace house within the former Southlands Hospital development. Permitted development rights have been removed throughout the development.

The application seeks permission to install three large velux rooflights on the rear roofslope and a smaller rooflight on the front. The rear rooflights measure 1.6m by 0.9m while the front light measures 0.8m by 0.6m. They will serve a bedroom, en suite and stairwell in the loft.

Relevant Planning History

AWDM/0287/09 – Redevelopment of redundant land and buildings to provide 197 dwellings (including 57 'affordable') including permanent and temporary vehicular access from Upper Shoreham Road; demolition of former Refectory Block (part), Storrington House and other buildings and chimneys; refurbishment and conversion of remaining part of Refectory Block into 12 apartments and 2 houses and the Entrance Block into 9 apartments and 6 houses; new build to provide 51 apartments and 117 houses; public open space (incl. childrens play area) and ancillary parking and landscaping

Consultations

None

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 (February 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 dwelling and its surroundings.

Visual amenity

The rear rooflights are large but they are at the rear of the building and not widely visible (although they will be seen from a parking area/cul-de-sac head). The front rooflight will sit above existing solar panels and will not be unduly intrusive.

Residential amenity

The rear rooflights will face towards the rear of bungalows in Crown Road, some 30m away. Given the distance involved, it is not considered that there would be a harmful loss of privacy.

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: Peter Barnett Date: 21 March 2019

Authorised by: Gary Peck Date: 21 March 2019