Expiry Date - 30/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0119/11 Recommendation – Approve

Site: 5 Winterton Way Shoreham-by-Sea West Sussex BN43 5RE

Proposal: Application for non-material amendment of ADC/0304/09 to provide hipped instead of gabled roof on groundfloor extension

The Application

The application property is a detached bungalow on the west side of Winterton Way. Planning permission was granted under reference ADC/0072/08, and later amended under ADC/0304/09, for the raising of the height of the roof by 2m at its highest point to enable additional living accommodation to be formed within the roof void served by a pitched roof rear dormer. A single storey pitched roof extension was also approved at the rear adjacent to the driveway, together with a smaller extension which would partially infill a recess at the rear of the existing building.

This application seeks approval for a non material amendment which replaces the gabled end of the ground floor extension with a hipped roof.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The alteration to the roof is a minor alteration which does not have a harmful impact on the character or appearance of the property.

Residential amenity

The alteration to the roof is a minor alteration which does not have a harmful impact on residential amenities of neighbouring dwellings

Recommendation

APPROVE the non material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing no. 08/389/01 Revision B date stamped 4 April 2011

…….. existing planning permission ADC/0304/09 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing no. 08/389/01 Revision A date stamped 5 August 2009

Case Officer Peter Barnett Date 6 May 2011