Development Control – Delegated Officer Report

Application Number: AWDM/1095/18 Recommendation – APPROVE

Site: Weppons, Ravens Road, Shoreham-by-Sea, BN43 5AW

Proposal: Replacement of existing flat roofed canopies with pitched roof canopies to four communal entrances.

Date of site visit: 10.08.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a 3 storey, flat roof, block of flats within 4no. joined up sections, and each section contains 6no. flats. Each of the 4no. sections have a flat roof concrete canopied entrance. The site contains an access road within it, and a garage compound comprising 2no. linear blocks of garages. There are also trees within the curtilage, some of which are covered by a TPO.

Ravens Road is residential in nature, and comprises predominantly semi-detached and two storey dwellings of differing designs and ages. Queen's Place backs onto the site and comprises mainly terraced dwellings.

The proposal seeks planning permission to change the existing flat roof canopies to metal covered monopitch roof canopies which have a downward incline for the rain to run into the rain pipe. The identification of the flats and numbers in the block will be placed onto the front fascia of each section, which itself will conceal the proposed new guttering.

Relevant Planning History: 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 (July 2018)

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The block of flats is very visible within the street scene, and the entrance canopies are not overly noticeable on the building. The proposal to change the angle on the canopies is likely to create a downward slope for water to run off the canopies rather than to sit on it or move to the building itself.

The design of the sloping canopies is simple and will accord with the simple design of the block of flats.

Residential Amenity

It is not considered that the change in shape and design of the entrance canopies will affect the existing residential amenities occupiers of the block of flats or the outside neighbours within Ravens Road and surrounding properties.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials as the application forms.

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 21.09.2018

Authorised by: Peter Barnett Date: 24 September 2018