Development Management - Delegated Officer Report

Application Number: AWDM/0283/20 Recommendation – APPROVE

Site: 26 Windlesham Road, Shoreham-By-Sea

Proposal: Demolition of existing garage and rear extension. Proposed two storey side and rear extension with matching roof height, to east and north elevations, rear dormer to north roof slope, single storey front extension with porch and single storey rear extension. Alterations to fenestration on east elevation.

Date of site visit: 21st May 2020 (GP)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached, two storey dwelling house with original linked front dormer and projecting parapeted two storey front addition. The house is brick at ground floor and rendered and painted first floor. It is an attractively designed building and this style is replicated within the surrounding street scene. The street also comprises of various other styles of buildings. The property has a small front porch and side flat roof garage. There is also a single storey flat roof projection to the rear.

Consent is sought to remove the side garage and build a two storey side extension, single storey flat roof rear extension, flat roof front extension and rear flat roof dormer. Amended plans have been received to show the rear extension reduced to 4 metres in depth and the front extension reduced by 0.3 metres in depth. The amended plans are for consideration here.

The extensions will provide an additional two bedrooms, an open plan kitchen dining space, utility room, play room, study and porch.

Consultations

West Sussex Highway Authority: -

There are no proposed alterations to the existing access arrangements. Data supplied to WSCC by Sussex Police over the period of the past five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. In principle, we would not foresee any issues with this proposal in terms of capacity. A number of dwellings are already served from the Windlesham Road and whilst a small rise in vehicle activities may occur, it is considered unlikely that any adverse impacts will result from this proposal. The proposed demolition of the existing garage may result in a loss of parking space.

Local mapping indicates that the existing driveway can accommodate 1 parking space. The design and access document states that the site frontage is to be re-arranged in order to accommodate 2 parking spaces. Details of this have not been demonstrated. The proposed extension will result in two additional bedrooms, resulting in total of five bedroom dwelling. The WSCC Car Parking Demand Calculator (PDC) would expect 3 parking spaces to be provided for a 4+ bedroom dwelling on this location. While some overspill parking may occur, it is not anticipated that this would be detrimental to highway safety in this location. The LPA, however, may wish to consider the potential implications on on-street parking from an amenity perspective.
Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Representations

1 objection received from owner/occupier of no. 24 Windlesham Road in response to the original plans –

- The roof apex is to be extended northwards so that there will be a flat roof at the top of the house. This will make the first and second floors of the extension at the rear of the house extend significantly closer to our boundary, with the window of the northeast first floor bedroom very close to and overlooking the back of our house, the houses are not parallel.
- Loss of light to rear garden
- Can work not take place at weekends?

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 proposed front and side extensions will be clearly visible within the street scene and despite their prominence are considered acceptable in this case. The side

extension continues the existing design of the dwelling house replicating the use of materials and the barn hip roof. The front extension has been reduced in depth slightly as it was considered to be overly prominent, competing with the original front projecting bay. On balance in the light of the reduction and the many other small scale front extensions visible within the street scene this is considered acceptable. The agent did investigate the use of a hipped roof however it was considered that the flat roof appeared more subservient. Also in terms of the position of this dwelling, on an angle and its relationship to the dwelling to the west, no. 30 which is set forward with a side garage a prominent feature. The front addition proposed here will be consistent with the other front and side projections visible here.

The two storey side extension will also be consistent with an approved extension at no. 23 on the opposite side of the road, AWDM/1340/18 which has recently been completed. At the application site a distance of 1 metre will remain to the boundary, the buildings will not appear overly cramped when viewed within the street scene.

The rear dormer window is large in scale, however it will be positioned centrally within the new rear roof slope, despite its scale it is a feature which is not uncommon in this locality and other dormers can been seen to the rear. It will not be visible within the street scene and on balance a refusal cannot be justified here.

The single storey rear extension has been significantly reduced in scale it will not be visible within the street scene. It will be appropriate in scale and design in this case.

Residential amenity

The proposed front and side additions will be visible to neighbours opposite and adjacent the application site. However the main property to be affected is no. 24 to the east. In terms of the rear extension this is adjacent to the boundary with the attached dwelling no. 28 and therefore the impact upon the occupiers of this property are for consideration here.

The occupiers of No. 24 have objected to the proposed side extension, with concerns in terms of loss of light and overbearing impact. It is noted that the angle of the dwellings will result in the extension being close to the side of the neighbouring property with the rear elevation projecting toward the rear of no. 24. However it is not considered that the impact of the extension will be such to warrant a refusal in this case. The main impact is to the side elevation of no. 24. There are side windows here at first floor which appear to be a landing and bathroom and are therefore secondary. The close proximity of the proposed extension to these windows is not considered to cause significant harm to justify a refusal. At ground floor is the side elevation of the neighbours garage so there is no adverse impact to amenity.

There are alterations to windows on the east elevation of the building, those at ground floor will have no impact, a first floor bedroom window is proposed which is shown to be obscurely glazed and top opening only, a condition is attached to ensure that this is the case and that no additional windows be formed in this elevation.

The rear dormer will result in oblique views over neighbouring gardens and to the rear, it is however not considered that this will be to the greater detriment than existing with first floor windows and such relationships are commonplace in residential areas such as this. The dwelling to the rear is also in excess of 21 metres away therefore of no concern here.

The single storey rear extension is to be built up to the boundary with no. 28. There is an existing extension at no. 28 with a blank side elevation. The proposed extension has been reduced to 4 metres in depth. In terms of Development Management Standards 3.5 metres is required where there is an attached dwelling however this can be increased as there is an existing blank side elevation. Therefore the 4 metre projection will have no adverse impact upon light, privacy or overbearing impact a condition is also attached to restrict and side windows.

The front extension is adjacent to the boundary with no 24. Due to the position of the dwellings this will mean the application property is set forward of the neighbour further, yet due to the spacing between properties and the adjacent garage this will not have any adverse impact.

Highway Matters

The Highway Authority advised that the increase in dwelling size would give rise to the requirement for increased off street parking in this case. There is off street parking provision at the property and available street parking nearby, it is not considered that this increase in accommodation will give rise to any highway safety or parking issues.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extensions hereby permitted.
5. The first floor window on the east side elevation shall be obscurely glazed and non openable except for 1.7 metres above finished floor level.
6. Hours of work

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

1. Proactive – with amendments

Case Officer: Hannah Barker Date: 8th June 2020

Authorised by: Peter Barnett Date: 9 June 2020