Expiry Date - 16/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0497/23 Recommendation – APPROVE

Site: 7 Northbourne Close Shoreham-by-sea West Sussex BN43 5AP

Proposal: Proposed first floor side extension above existing garage. Replacement porch to front elevation.

Date of site visit: 30/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated to the north side of the cul-de-sac Northbourne Close within a residential area. The property comprises an end-of-terrace corner plot with attached single-storey garage to the side (west), single-storey extension to the rear (north), and front (south) porch. Elevations are comprised of a mix of vertical hanging tiles and facing brick to front and rear elevations and facing brick to side elevation, along with a concrete tiled gable roof and flat roofed garage, porch, and rear extension. Openings are white UPVC. The front porch is prominent in the street scene, stepped up and set back a short distance from the public realm. A block paving driveway large enough to accommodate one car is located to the west boundary to the front of the garage. A side access gate extends from the garage and attaches the boundary fence to the west. This leads to the rear garden space of the property, of which is of a relatively small size and tapers towards the rear.

The rear gardens of the properties along the east side of Mill Lane No's 52-58 back towards the application property's boundary, particularly No. 58's which exhibits a peculiar shaped garden which doglegs to the south alongside the rear boundaries of No. 56 and No. 54.

Northbourne Close comprises semi-detached/ terraced two-storey households of a similar form, design, footprint, and plot size. A distinctive feature in the street scene are the original front porches of the properties which are ever present and exhibit the same form, scale, and flat roof design. Land levels rise steadily from east to west and south to north, meaning the application property is slightly stepped up from surrounding properties along Northbourne Close.

Proposal:

Permission is sought for a first floor side (west) extension above the existing garage and a replacement front porch.

The first floor side extension would virtually replicate the footprint of the garage at ground-floor level (projecting approximately 2.8m from the side elevation), the only difference is that the first-floor extension would be set back from the front elevation of the dwelling by approximately 0.9m, joined to the garage to the front via a mono-pitch. The extension would have a maximum ridge height of approximately 6.7m. Elevations would be comprised of matching vertical hanging tiles, the roof would be a matching gable with concrete tiles, and the openings (positioned to the front and rear of the extension) would be matching UPVC.

The replacement porch would project approximately 2.1m from the front of the dwelling, have a width of 2.8m, and maximum height of approximately 3.75m, sloping to an eaves height of approximately 2.75m. The porch would comprise facing brick elevations, a concrete tiled mono-pitch roof, and the front facing door and window would be UPVC. By contrast, the existing porch has a flat roof and predominantly UPVC elevations with obscure glazed windows and measures approximately 1.5m deep, 2m wide, and 1.75m at max height.

Representations: None received.

Consultations: None received.

Relevant Planning History:

No planning history at the application property.

Planning permission granted further south of the application property at No.20 Northbourne Close for the demolition of existing porch and construction of enlarged porch to west elevation under AWDM/0264/21, decision issued 19/04/2021 (This had not been implemented at time of site visit).

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the

effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed first-floor side extension would be a visible addition to the street scene. However, it would be set back from the principal front elevation of the dwelling which would reduce its prominence and would reflect the pattern of staggered building lines of properties to the north of Northbourne Close. The extension would have a ridge height under the existing ridge height of the dwelling (by approximately 0.2m) which, coupled with its positioning behind the principal front elevation, denotes a subservient addition to the dwelling. Matching materials are proposed which would sympathise with the existing character of the dwelling and surrounding area. The extension would utilise the existing garages footprint and align with the side and rear elevations along with the eaves line of the roof, which respects and harmonises the dwellings existing layout and form. In view of the above, it is considered that the proposed extension would not adversely affect the visual amenities of the area.

The proposed replacement front porch would be of a heavier appearance and increased scale and massing compared to what exists. Furthermore, it would disturb the harmonious pattern and uniformity of porches, particularly along this north side of Northbourne Close, of which exhibit flat roofs and are proportionate with one another, stepping up from east to west by virtue of the topography of the street. Notwithstanding this, porches are evidentially readily established in the street scene and the proposed porch would not significantly exceed the footprint of the existing porch. Amendments have been sought and subsequently submitted by the applicant to address the Councils concerns in relation to the design, scale, and massing of the originally proposed porch. The proposed porch as revised now reflects the scheme that was recently approved at No. 20. On balance and in view of the approved scheme at No. 20, the proposed porch would not be so dominant and materially harmful to the street scene to justify a refusal.

The proposal would not result in material harm to the visual amenities of the area.

Residential Amenity

Whilst it is noted that the proposed first-floor extension would not compromise the existing gap to the adjacent neighbours' boundaries to the west along Mill Lane (No.52-58), its presence would result in an alteration to the views from the rear windows and gardens of these neighbours. It is considered that the proposed extension would not appear unacceptably oppressive or dominant to these neighbours owing to the separation distance; the proposed extension would be at a distance greater than 16m from the principal rear elevations of these properties and no side openings are proposed. The proposed openings would be to the front which outlooks the public realm and side garage/ outbuilding of No. 6 Northbourne Lane as already exists, and to the rear which

would be obscured glazed. Thus, the first-floor extension would not give rise to unneighbourly overlooking.

The proposed front porch would largely replace the footprint of the existing porch to the westerly side of the front elevation. This would be positioned away from the attached neighbour to the east No. 8 Northbourne Close and would not give rise to any overbearing or overshadowing impact to neighbours. Openings are proposed to the front (a door and window) which outlooks the public realm as exists.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Windows Side Elevations Of Extension
5. Obscure Glazed To Rear Elevation Of Extension

Informatives:-

1. Proactive Amendment

   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 letter(s) of representation? N

Case Officer: Jason Albon Date: 14.06.2023

Authorised by: Peter Barnett Date: 14 June 2023