Development Management - Delegated Officer Report

Application Number: AWDM/1283/19 Recommendation – APPROVE

Site: 18 Northbourne Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension to north elevation (Resubmission of AWDM/1070/19)

Date of site visit: 22nd July 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The property is a 1970s style end of terrace within a cul de sac of similar dwelling houses. Previously consent was sought for a side extension under AWDM/1070/19 this was considered by officers to be overly large and out of keeping in design with the street scene. It also was detrimental to the residential amenities of the occupiers of the adjacent property set back to the side of the application site.

The current scheme is a scaled down proposal showing a monpitch side extension. As existing the entrance to the dwelling is via a flat roof side porch, the proposal involves the removal of this entrance and the erection of a slightly wider and deeper side extension which includes a porch plus shower room.

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 extension has a larger footprint than the existing side porch and is higher with a tiled roof. However the form of the extension is linear and inkeeping with the existing dwelling in design, form and scale. Although the original side porch and other front porches within the street scene are of flat roof design the monopitch roof design is acceptable here, its modest scale does not over dominate the street scene. It should also be noted that the other end of the terrace at no. 20 there is a similar side extension of matching design. Officers have requested a set back in this case as this does improve the appearance of the extension and complies with adopted design guidance. The extension at no. 20 is flush with the front elevation of the main dwelling, however this extension was permitted development therefore the Council had no control over the design of the extension. In this case consent is required due to the adjacent highway and in cases such as this where there is control efforts should be efforts to improve the current scheme and provide a visual improvement.

Residential amenity

The main property to be affected is no 17 set back to the side of the application site. The extension will project slightly across the front of the adjacent dwelling however due to the distance between the extension and the front of no. 17 and the modest scale of the extension it is not considered that there will be any significant loss of light or outlook in this case that would justify a refusal. The extension will be visible from other dwellings within the cul de sac yet none will be adversely affected.

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 north or west elevation of the extension west side window to be obscurely glazed.

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

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.

Case Officer: Hannah Barker Date: 10th September 2019

Authorised by: Peter Barnett Date: 11 September 2019