Development Management - Delegated Officer Report

Application Number: AWDM/1095/20 Recommendation – APPROVE

Site: 14 Bay Tree Close, Shoreham-By-Sea

Proposal: Demolition of existing garage and construction of single storey side/rear extension. Proposed enlarged front canopy.

Date of site visit: 5th November 2018/7th September 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a cul de sac in Shoreham-By-Sea. There are chalet style dwellings opposite and other two storey dwellings matching the application site within the locality.

There is as existing a single storey flat roof garage to the side of the property attached to the neighbours matching garage. There is also a single storey flat roof extension to the rear of the dwelling house.

Consent was granted under AWDM/1561/18 in November 2018 to remove the existing side garage and add a wrap around extension along the side and rear of the house incorporating the existing rear addition. A shallow monopitch roof with roof lights was approved. The rear extension was approved as the same depth as the existing extension. Where the garage was to be removed the extension left a gap between the neighbour's garage and the proposed extension - a gate with side/rear access was shown here on the approved plans. Also approved was an enlarged canopy above the front door to replace the small flat roof existing canopy. The extension provided an enlarged kitchen dining space, utility and shower room.

The current application is an amendment to the previous consent; it shows the side extension set forward in line with the front of the existing dwelling with a shallow sloping roof. The new plans show a larger utility room and retain a garage to the side within the new addition.

Representations

1 representation received from owner /occupier of no. 11 Bay Tree Close: - Bringing the garage forward inline with the existing house will foreshorten the driveway considerably. We have parking issues in the close but as houses have driveways this helps alleviate the problem. This property has two cars plus a van that sits on the garden/driveway, the van does overhang the pavement with the garage in its present position. The van sometimes gets parked on the green an amenity for the residents and actually obliterates the view for traffic leaving and entering the close.

Consultations

WSCC Highway Authority: -

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.

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

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 previously approved extension was considered to be in keeping in size and scale with the existing dwelling. In this case the side addition coming forward will be clearly visible within the street scene as it will come forward of the existing adjacent garage. It is not however considered that this increased scale and prominence will be to the detriment of the street scene or the existing dwelling. There is variation in the street scene and there is another example within the cul de sac of a front extension showing the garage set forward in line with the property frontage. The proposal here will not be visually harmful. It was stated previously that the loss of symmetry between the flat roof garages was not of concern in this case. The front canopy also gives rise to visual variation.

Residential amenity

As the majority of the extension in this case has been considered under the previous consent consideration is only given here to the element which is set forward to the side. To the east the neighbouring dwelling is separated from the development by the remaining garage. There are no windows on the side elevation of the neighbouring property. There is also a flat roof rear extension with a blank side elevation. A door is proposed on the side of the extension yet this will be adjacent to the side of the existing garage. A condition is attached to ensure that no further openings are inserted along the side elevation.

The proposed extensions will not have any adverse impact upon the residential amenities of the occupiers of the adjacent dwellings.

Highway Matters

In this case concerns have been raised in relation to parking due to the extension coming to the front of the property therefore removing some of the space to the property frontage where there is currently off street parking provision. The case officer measured the depth from the front of the house to the edge of the driveway as 4.65 metres therefore short of the required 4.8 metre depth required for a standard parking space. Amended plans have been received which show the extension set back and the parking space provided to the frontage. A condition is attached to ensure that this distance is retained.

The Highway Authority does not have any transport grounds to resist the proposal. They advise that a condition relating to cycle parking be attached, however this is not required as such provision can be made within the new garage.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. No additional windows on the east or west elevation of the extension.
4. Approved plans
5. The side extension hereby permitted shall be set back to allow a minimum of 4.8 metres between the front of the extension and the edge of the driveway to allow a space for one vehicle to park clear of the highway. This shall be in accordance with Proposed Site and Block Plan received 15th September 2020. This space shall be retained at all time and shall not be altered unless written consent is given by the Local Planning Authority.

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

1. Proactive with amendments
2. The applicant is advised that it is their responsibility to make good the side of the neighbours' garage where the garage has been removed at the application site.

Case Officer: Hannah Barker Date: 15th September 2020

Authorised by: Peter Barnett Date: 15 September 2020