Development Control – Delegated Officer Report

Application Number: AWDM/0701/13 Recommendation – APPROVE

Site: 49 Victoria Road Shoreham-By-Sea West Sussex BN43 5WR

Proposal: New dormer to ground floor lean-to to accommodate new bi-folding doors and raised internal floor level to remove steps, new utility area to replace dilapidated existing structure and new raised terrace to provide flush threshold with internal levels.

Date of site visit: 10.07.2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached Victorian house located on the west side of Victoria Road with a traditional part single/part 2-storey rear outrigger and original modest-sized dormer on the rear roof slope. It has been enlarged in the past by a modest lean-to attached to the south side of the outrigger.

Permission is sought to replace the existing lean-to with a larger flat-roofed addition and remove part of the pitched roof of the existing single-storey outrigger and replace it with a new, taller section of flat roof to line-though with the new extension. The increased roof height is required to accommodate bi-folding opening doors in the rear elevation and to enable floor levels within the outrigger to be raised to line-through with the remainder of the ground-floor accommodation. It is also proposed to raise the existing rear terrace immediately beyond the outrigger to 0.5m above adjacent ground levels.

The attached property to the north, No.51, has been sub-divided into 2 flats but appears to be unaltered externally. The adjoining property to the south consists of a modern detached house set-back substantially further in its plot than the pairs of Victorian houses which characterise this road. The playing field belonging to Swiss Gardens Primary School backs onto the site.

The site is located within Flood Zone 3. The application is accompanied by FRA based on the Environment Agency's Standing Advice for householder extensions.

Consultations: Environment Agency refers to Flood Risk Standing Advice.

Representations: No third party comments have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 modern form of the extension will appear in strong contrast to the traditional design of this Victorian dwelling. However, it will not detract from the scale or integrity of appearance the original house, appearing as a relatively minor addition with only limited views of the rear elevation visible from the adjoining playing field.

Residential amenity

The main 2-storey rear elevation of No.47 to the south roughly aligns with the rear wall of the existing single-storey outrigger at No.49. There are no windows in the north flank wall of No.47. A tall wall forms the boundary on this side. Consequently it is considered the proposed development (including the raised terrace) would have no adverse impact on the amenities of this property.

There are 2 small windows in the rear elevation of the ground-floor flat at No.51. These appear secondary in nature. The proposed extension and new raised roof would have no physical impact on accommodation at No.51.

The raised terrace would increase the scope for overlooking into the neighbour’s garden notwithstanding that a degree of inter-visibility already exists as the boundary treatment on this side is quite low. The submitted drawing shows a new fence panel erected on top of the boundary wall which would project above the eaves of the neighbour’s roof. Planning permission would be required for this section of fencing, which is not included in the description of the development. It is considered the excessive height of the fence would have a more serious impact on the amenities of No.51 than the increased risk of overlooking and would be overbearing. A 2m high fence (the same height at the neighbour’s eaves) could be erected without the need for planning permission and would be adequate to safeguard amenity.

Other Issues

The site is located within Flood Zone 3. The application is accompanied by a FRA which follows the Environment Agency's Standing Advice. The floor of the extension would be raised to match the internal level of the existing house. Although the information contained within the submitted in the FRA is extremely sparse, the raised floor level is nevertheless considered adequate for the purpose of addressing the flood risk issue.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without significantly increasing the risk of flooding. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

Informative

1. No consent conferred on fence panel shown on drawing

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Jo Morin Date: 10.07.2013

Authorised by: Gary Peck Date: 11 July 2013