Development Management - Delegated Officer Report

Application Number: AWDM/1420/15 Recommendation – Approve

Site: 13 Fishermans Walk, Shoreham-By-Sea

Proposal: Part two and part single-storey side and rear extension to north and east elevations adjoining the existing detached garage (to be used as incidental residential accommodation).

Date of site visit: 9 October 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house on the east side of Fishermans Walk. In common with others in the street, it has white plastic cladding at first floor level on the front wall. It is separated from its neighbour to the north by the driveways of both properties, which lead to a pair of garages at the rear.

It is proposed to construct a two storey hip roofed side extension 2.8m wide, running the full depth of the house, dropping to a single storey extension at the rear which will link into the existing garage to form a games room/study. The single storey extension will be flat-roofed and will also run across part of the rear of the property to a depth of 4m.

Relevant site history

None

Consultations

None

Representations

1 letter of objection received from the occupier of 3 Fishermans Walk:-

Occupants of No.13 currently have 3 cars and a works van plus visitors and park 4 cars on their drive. They do not use their garage for parking. Concern over where cars will be parked in the future. Fishermans Walk is a narrow cul-de-sac and would be blocked by more cars parking on it.

Relevant Planning Policies

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 (March 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 street contains a mix of detached, semi-detached and terraced properties. It is more spacious on the east side of the road but opposite the site there is a terrace of 6 houses. 2 Fishermans Walk has extended in a similar fashion to that now proposed (2 storeys up to the boundary) which has closed the gap to its neighbour, although a visual gap at first floor remains as No.3 has only extended at ground floor.

The current proposal would be constructed almost up to the boundary with No.12 to the north and would not comply with the Council's DC Standard which recommends a 1m gap is retained to prevent a terracing effect. However, in this case, terraced houses are present within the street and it is not considered that it would be unduly harmful to the street scene were No.12 to extend in a similar manner in the future.

The extension would have a lower roofline and would retain a marginal set back, such as has been carried out at No.2 opposite where the brick column at the edge of the original house remains a pronounced feature to give a visual break between the original house and the extension.

Residential amenity

The proposed 2 storey extension would run along the side of No.12 which does have a ground and first floor window on its south side. These windows will suffer a loss of light and outlook but they are secondary windows which do not serve as the principal outlook for the affected rooms. It is not considered therefore that the size and proximity of the 2 storey extension would cause a significant loss of amenity. No side windows are proposed other than 2 high level rooflights.

The single storey extension would run past the rear of No.12 but would be separated from that property by its driveway and boundary fence. It would be slightly higher than the existing garage but is not considered to cause any loss of light or outlook. The rear extension is separated from its neighbours by such an extent as to not cause harm.

Accessibility and parking

Adequate space would be retained on the front driveway for the parking of one car off the road. The plans have also been amended to confirm that a garage is to be provided within the extension and this can be controlled by

condition to be used for parking of cars only to ensure that adequate parking is provided off street.

Flood Risk

The applicant has confirmed that the floor levels within the proposed extension will be set no lower than existing levels and it shall be flood proofed in accordance with CLG advice.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in north side wall of the extension
4. Garage shown on plans to be used for parking vehicles only
5. To be built in accordance with FRA
6. Permission relates to approved plans

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: Peter Barnett Date: 3 November 2015

Authorised by: Gary Peck Date: 3 November 2015