Development Management – Delegated Officer Report

Application Number: AWDM/0196/24 Recommendation: APPROVE

Site: 22 Windlesham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed new pitched roof with gable end, PVs to front roof slope, two storey side extension, part two storey and single storey extension to rear, insulated external wall render to front elevation and replacement windows.

Date of Site Visit: 23rd April 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a street of some similar properties, other semi detached pairs, bungalows and chalet bungalows. There is a front flat roof parapet with bay, front flat roof dormer, half hipped roof with flat roof garage to the side. There is a single storey lean to extension to the rear.

The application originally sought consent for a hip to gable side extension with rear dormer, two storey side extension, single storey and two storey rear extension and rear dormer. Fenestration and material changes are also proposed with PVs proposed to the front roof slope. The rear dormer has been removed and the two storey rear extension reduced. Officers also requested that the rear flat roof two storey extension be altered to include a pitched roof. The amended plans are for consideration here.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The side extension will be clearly visible within the street scene. Other two storey properties have been extended and altered in a similar way and there is a 1 metre gap to the side boundary. The render will be continued across the property frontage and window detailing will enhance the art deco style of the building. Photovoltaic panels are proposed to the front roof slope which will be visible however no harm will occur and this is balanced with the sustainable energy benefit. The windows are to be black aluminium. Although not matching the adjacent, attached dwelling this will be acceptable. There are other examples of different window frames within the street scene, anthracite grey and a mixture of materials are visible within the context of the street.

The rear extensions project 5 metres and the ground floor extension is the full width of the proposed building. The two storey extension is set in away from the boundary of the attached dwelling. The extensions are considered to be in keeping with the scale and character of the existing building. As amended the pitched roof is more sympathetic to the appearance of the dwelling and complies with Development Management Guidance. These changes are therefore acceptable within the context of the existing building and street scene

Residential amenity

The main properties to be affected are those either side of the site, those opposite will view the proposed changes although there will not be a direct impact. The attached dwelling is a similar property and has a single storey flat roof extension adjacent to the boundary. The proposed ground floor extension is up to this boundary and will project further than this at 5 metres. However it will not extend more than 3.5 metres beyond the rear of the existing extension, therefore complying with Development Management Standards.

The first floor rear extension is at least 3 metres away from the attached dwelling and extends 5 metres in depth. The Development Management Standards states that first floor extensions within 1 metre of an attached dwelling should be limited to 2 metres in depth. In this case there is spacing and the plans show the 45 degree line from the adjacent first floor window. Therefore it is not considered that the scale and siting of the extensions will result in any loss of light, privacy or overbearing impact to the occupiers of the attached dwelling.

To the east is a detached, chalet bungalow with a larger rear dormer and flat roof rear extension. This dwelling is set in 1 metre from the boundary also. There is one

small side window on the ground floor. The side and rear extension will bring the dwelling closer to the neighbouring bungalow however due to the large solid side elevation and the lack of openings on the side elevation there will be no significant loss of light, outlook or privacy as a result. There are windows proposed on the side elevation of the extensions however at first floor these will be obscurely glazed and although there are openings at ground floor these replace existing openings and any impact is not such to warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to include render, roof tiles to match existing, black aluminium frames, tile hanging on the dormer
4. No additional windows on the east or west elevations of the extensions and first floor side windows shall be obscurely glazed.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.
2. The applicant is informed that the neighbouring Cherry Tree shown on the submitted plans and associated roots should be considered during construction phase.

Case Officer: Hannah Barker Date: 7th May 2024

Authorised by: Peter Barnett Date: 7 May 2024