Expiry Date - 19/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1657/14 Recommendation – APPROVE

Site: 6 The Burrells Shoreham-By-Sea West Sussex BN43 5HF

Proposal: Construction of replacement front dormer and formation of front porch. Alterations to front elevation. Demolition of existing conservatory and construction of a two-storey rear extension.

Date of site visit: 28 November 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached 2 storey house on the east side of the road. It has a rear conservatory and a front first floor extension with a flat roof and a flat roofed dormer. The wider area is mainly residential.

The proposal is to demolish the conservatory and construct a part single and part two storey hipped pitched roofed extension. The ground floor will be L-shaped and at the most 4m deep and the first floor 3m deep. The front of the house will be altered by replacement of the front first floor with a pitched roofed projection. There would be rear glazed doors and first floor window and a roof lantern light on the ground floor element.

There would also be a replacement front dormer under a pitched roof and a velux as well as a replacement front window and south facing first floor window. The rear extension would have ground floor south side windows, north side door and roof velux to the side pitches.

The front would also be modified by way of a porch alteration with a glazed door and full height side light.

Materials would comprise tiled roofing, rendering to the elevations and boarded cladding to the gables for the whole house.

Relevant site history

None

Consultations

None

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Representations

None 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 extension will not project beyond the side of the house. The frontage alterations will remove and replace the current flat roofed element which is of itself an incongruous and unsatisfactory feature. The rear extension will be seen principally from the southern approach to the house. The overall visual impact would be acceptable and moreover an improvement upon the current situation. Therefore the street scene would be unharmed.

Residential amenity

The rear extension will be at its deepest towards the southern portion of the rear of the house. This would mean that there would be no loss of sunlight to the property to the south. There would be adequate space between the north elevation of the rear extension and the property to the north to prevent significant loss of light to this neighbour which has south side windows and door. Similarly, there is adequate spacing on the southern side to prevent significant loss of outlook for the house to the south. Whilst clearly the rear extension would be noticeable from the neighbouring properties it would not be so large as to appear unduly dominant, especially given the hipped form of the east side extension roof which would ease any impression of enclosure.

The absence of first floor windows to the rear extension would protect privacy and the side velux and front element south side window may be conditioned as obscure glazed and non-opening up to 1.7m above finished floor level to ensure no overlooking.

Recommendation

APPROVE

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Subject to Conditions:-

1. Time limit
2. Materials to match
3. No further side windows and doors
4. Obscure glazing
5. Approved plans: site location plan and block plan received 24/11/14, drawing no. SB/14/267/1 received 25/11/14 and drawing nos. SB/14/267/2 and SB/14/267/2 received 16/1/15.

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

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.

Case Officer: L Simmons Date: 19/1/15

Authorised by: J Morin Date: 22.01.15