Development Management – Delegated Officer Report

Application Number: AWDM/1524/23 Recommendation: Approve

Site: 7 Gordon Road, Shoreham-by-sea

Proposal: Ground floor single storey side/rear extension and bin/bike store.

Date of Site Visit: 16 November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached house on the north side of Gordon Road. It is proposed to demolish the existing garage at the side/rear of the house and a rear lean-to out-house and to construct a new single storey monopitched roof extension at the side with a covered timber frame over the area previously occupied by the outhouse. A similar timber frame is proposed over a side door in front of the extension.

Also proposed is a bike and bin enclosure at the side of the house in front of the proposed extension.

The extension is to have facing brickwork to match.

Planning History:

None

Consultations:

West Sussex County Council: The Highways Authority has no objection. Comments that the proposed side extension affects the rear of the property and the side aspect where currently there is an access to a garage in the rear garden. The plans demonstrate that the existing garage will be removed with the proposal however the access route to the garage via the side of the dwelling is narrow and considered undesirable/ inaccessible via car at approx 1.9m in width. The existing garage is substandard in dimension and does not reach current standards for a garage to be considered a viable parking space, WSCC Standards outline that 3m x 6m is sufficient as a minimum. On this basis the existing garage provision does not currently count towards the overall parking provision.

Sufficient space exists within the driveway to accommodate 1 vehicle which is the current arrangement. Cycle parking can be accommodated within the proposed bicycle sheds. Alternatives to the use of a car are available in the form of buses which serve Buckingham Road and offer services to Rottingdean, Shoreham and Arundel. Shoreham by Sea railway station is a short walk from the proposal site. Local shops are also a short walk from the site along Brighton Road to the west which also alleviates the reliance on a car for transportation in this location.
The WSCC parking demand calculator outlines that currently 3 parking spaces would be sufficient to serve a dwelling of this size. It is not anticipated that the proposal would materially change this arrangement.
The LHA does not consider that the proposal would have a 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

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 (July 2021)
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 extension will have minimal impact on the street scene, being set some way back from the frontage. The bike/bin store will be closer to the front but will not come forward of the front of the house and will be a modest size, 1.5m tall, with timber cladding and a flat felt/green roof. There will be no harm to the visual amenities of the area.

Residential amenity

The extension will bring the house closer to the side boundary with 5 Gordon Road, removing some bamboo screening in the process. However, it is only single storey, 3.3m high with a roof which pitches away from the boundary and high level rooflights only. A 1m gap will be maintained to the boundary and there is a 2m high wall and fence on the boundary.

At the rear, the extension will come no further into the garden than the existing buildings to be removed.

There will be no harm to residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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: Peter Barnett Date: 5 December 2023

Authorised by: Gary Peck Date: 5 December 2023