Development Control – Delegated Officer Report

Application Number: AWDM/1242/18 Recommendation – APPROVE

Site: Ambleside, The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Variation of Condition 5 of AWDM/0819/17 to allow the permitted rear extensions to Ambleside and Cherrydene to be built independently of one another

Date of site visit: 11.10.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a two storey semi-detached dwelling within the Old Shoreham Conservation Area, and lies opposite the northerly junction of Lesser Foxholes within The Street. The two storey dwellings currently have fully hipped roofs with a two storey small front gable bay window. There are two other semi-detached houses ('Fairlands' and 'Hallcroft') downhill to the south, positioned closer to the highway than the application site. There is also a pair of semi-detached houses to the north ('Rena' and 'Anchorage' to the north, positioned behind the application site). 'Rena' and 'Anchorage' have undertaken a very similar development as that proposed by the approved application on this site and its neighbour 'Cherrydene'.

The 3no. pair sets are of very similar design to one another. These 6 no. dwellings are positioned in a staggered format to the street and topography of each pair is higher than its neighbours going from south to north.

The gardens of each of these 6no. houses are also unusual in that they are angled away from each of the dwellings, travelling to be partially behind the neighbouring house.

The pair of properties have an extant planning permission to undertake a joint extension scheme, as outlined below.

This planning application seeks permission to vary condition 5 of that earlier permission which read:-

'The extensions and alterations hereby approved shall be carried out as a single development to be completed in its entirety at both properties (Ambleside & Cherrydene)

Reason: In the interests of visual amenity and to comply with saved policy AH7 of the Adur District Local Plan and policy 15 of the Submission Adur Local Plan 2016.'

Essentially, this application is seeking that the rear extension only may be carried out as individual projects (both the roof extensions namely a change from a hipped roof to a Sussex hipped roof; and the rear dormers are to be carried out as one development to their entirety).

Relevant Planning History:

AWDM/0819/17 Rooms in roof with side hipped roof extension with rooflights and rear dormer to east elevation and single storey rear extension to east elevation (Application applies to both Ambleside and Cherrydene). **Approved 09.10.2017**

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The property is within a group of semi-detached dwellings; the neighbouring pair 'Anchorage' and 'Rene' to the north east of the application site, have undertaken a very similar development with a hip to Sussex hip and roof extensions etc.

The rear extension when constructed may be glimpsed from the street, but the 2no. rear extensions at Ambleside and Cherrydene, will not be viewed together because of the separation by the dwellings themselves. Therefore, it is considered reasonable, in this instance, not to have them necessarily built at the same time.

The site is within a designated Conservation Area, and by reason of the extensions being located to the rear of the properties, it is not considered that the different timings of their construction will affect the character or appearance of the Conservation Area.

Residential Amenity

Neither of the neighbouring properties to either side of Ambleside and Cherrydene will have their existing residential amenities compromised by the differing timing of the construction of the rear extensions.

Recommendation

APPROVE subject to Conditions:-

01. The development hereby permitted shall be carried out in accordance with the following approved plans as approved under AWDM/0819/17 dated 09.10.2017, unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
1ST & 2ND FLOOR PLANS AS PROPOSED	Drg No 04	18.07.2017
BLOCK & LOCATION PLAN	Drg No 05	18.07.2017
EXG PLANS/ELEVS CHERRYDENE	Drg No 01A	18.07.2017
PLANS & ELEVATIONS AS PROPOSED	Drg No 02 Rev A	18.07.2017
EXG PLANS/ELEVS AMBLESIDE	Drg No. 01	18.07.2017

Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

03. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan*

04. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the outside elevations of the ground floor extensions or the roof dormers which would face either 'Fairlands' to the south or 'Rena' to the north.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan*

05. Other than the ground floor rear extensions; the roof development and alterations hereby approved and under AWDM/0819/17, shall be carried out as a single development to be completed in its entirety at both properties (Ambleside & Cherrydene).
Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

Informatives / Notes to Applicant

01. 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: Eve Hearsey Date: 27.11.2018

Authorised by: Peter Barnett Date: 27 November 2018