Development Management - Delegated Officer Report

Application Number: AWDM/0397/21 Recommendation – APPROVE

Site: 13 Gordon Road, Shoreham-by-Sea, BN43

Proposal: Single storey side extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is two storey semi-detached Victorian style dwelling, with standard recessed rear section. It has a two storey box front bay with a gablet roof over. The main roof is gable end and a hip rear. The side boundary brick wall to no. 15 is approx. 1.5m high, and no. 15 have put a decorative fence up against the wall to a height of 2m.

The gap between the main side wall of the dwelling and the boundary wall with no. 15, is approx. 2m, and approx. 1.55m between the side bay window and the boundary wall with no. 15. Further, the gap between the main side elevation and the side elevation of no. 15 is approx. 3.2m which is excluding the side bay window, approx. 2.7m including the bay window.

The dwelling is positioned on the north side of Gordon Road, which comprises predominantly semi-detached dwellings, and the south side is a mix of terrace and detached housing.

Proposal:

The application seeks permission to provide a single storey, mono-pitched roof, side extension, the plans show the extension to measure some 2m wide x 8.5m long x 3.2m high.

There will be rooflights within the mono-pitch roof; glazing by way of a glazed door and infill over the door on the rear, north, elevation; a glazed French doors to the rear which will replace the existing window.

Representations: None received

Consultations: None

Relevant History:

AWDM/0977/18 Single storey rear/side extension. **Approved 15.08.2018**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

The proposal comprises upgrading 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 surrounding area.

The design of the side extension has changed since the one previously approved by AWDM/0977/18 which had side buttresses. The current application is to be rendered blockwork which will complement the original building and thereby will be in keeping with the design of the existing dwelling.

There will be new windows within the new mono-pitch roof and in the north and east elevations. The glazing in the end elevation (north) will comprise glazed double doors with infill glazing above. There will also be fully glazed French doors replacing a window on the existing rear elevation (north).

The side extension will slightly over fill the existing rear recess by approx. 500mm, which will take it in line with the protrusion of the existing bay window to the south side of the extension. A distance of 1.48m between it and the side boundary wall to no. 15 will be maintained, thereby allowing adequate movement area to the side. Further, there will be a distance of 4.26m from the extension to the side elevational wall of no. 15, which is considered sufficient so as not to result in unacceptable overlooking between the properties, given the fact that there is a 1.5m high wall plus a further 500m fence behind making an overall height of some 2m to the boundary separating the properties. No 15 has a kitchen/dining room window plus a half glazed door opposite the proposed extension, but as stated above, it is considered there is an adequate separation distance between the two properties meaning that there will not be unacceptable overlooking between the two properties. It should also be noted that there are existing windows in the side wall of the application property which currently face towards the neighbour to the east.

The neighbouring property no. 15 will be able to see the proposed extension but because of the single storey nature of the proposal, their residential amenities will not be compromised by it. The property to the rear, no. 12 Rosslyn Road, is some 32m distant and will unlikely have any meaningful view of the extension. Properties opposite, on the south side of Gordon Road are also some 30m distant and because of the fact that the extension will be largely within the existing recess of no. 13, it is unlikely to be viewed from the street in any case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 23.04.2021

Authorised by: Peter Barnett Date: 23 April 2021