Development Management - Delegated Officer Report

Application Number: AWDM/1839/18 Recommendation – APPROVE

Site: 25 Oxen Avenue, Shoreham-By-Sea

Proposal: Single storey rear extension to replace existing on west elevation.

Date of site visit: 29.01.19 and 4.02.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling on the western side of Oxon Avenue. As existing there is a rear conservatory adjacent to the boundary with the attached dwelling this abuts a flat roof rear extension, the conservatory is deeper than the flat roof addition. There is a garage attached to the side of the property with a flat roof W.C and utility extension connecting with the existing rear addition. There is a shed/garden store directly to the rear of this adjacent to the boundary. The submitted plans show the garage to be converted to a room, this is to be carried out under permitted development and does not form part of this application.

Consent is sought to remove the existing conservatory, use the existing flat roof addition to the rear and infill the area of the conservatory to the same depth as the existing flat roof extension. This would form a single storey extension the full width of the main house. A gable roof is proposed with roof lights with a central ridge. This will form a kitchen, living space.

Representations

1 Representation received from the owner/occupier of the attached dwelling stating they are neither objecting nor supporting the planning application. Comments in relation to Design, Privacy, Light and Noise.

It is not clear how high the new roof of the proposed extension will be. Our main concerns are that to ensure that height and dimension of the new roof in no way impacts any daylight into our adjoining property at no. 23. Specifically the adjoining velux window to where the proposed extension will be. Whilst we are not objecting to the proposed extension we would like prior confirmation of the height of the roof and assurance that daylight and privacy will not be negatively impacted.

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 2018)

Planning Assessment

Principle

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 dwelling and its surroundings.

Visual amenity

The extension is to the rear of the two storey dwelling. Although larger than the existing extensions in scale, due to the increased roof height and bulk, the extension will be shallower than the existing conservatory. It is simplistic in design and matches the existing extension at the attached dwelling no. 23. The extension is subservient to the main dwelling and is acceptable in design, scale and appearance. Materials and finishes will match the existing building.

Residential amenity

The main properties to be affected are those either side of the site no. 23, to the south and no. 27 to the north. No. 23 has a similar extension of matching design. The proposed extension will abut the existing addition to the side. Both extensions have the same pitched roof form and velux windows. The occupiers of no. 23 have concerns that the extension may result in a loss of privacy or light. The side velux at no. 23 will have views of the roof of the new extension. The velux windows will not give rise to any loss of privacy which would warrant a refusal in this case or require any windows to be obscurely glazed or removed from the proposal. The impact on light and privacy to no. 23 is considered to be acceptable. The case officer has visited no. 23 and viewed and assessed the proposal from the adjacent dwelling.

To the north there is space between the properties with both properties having side garage buildings. The extension will therefore not be directly adjacent to the property to the north. It is not considered that there will be any adverse impact here. A condition is attached to ensure that there will be no windows to the side elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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: Hannah Barker Date: 4th February 2019

Authorised by: Peter Barnett Date: 4 February 2019