Development Management - Delegated Officer Report

Application Number: AWDM/0475/20 Recommendation – APPROVE

Site: 42 Buckingham Road, Shoreham-By-Sea

Proposal: Remodelling of existing dwelling including, demolition of existing garage and construction of two storey hipped roof side extension with front and rear dormer. Rooms in roof with Juliet balcony to existing gable and new roof light to north roof slope. Proposed single storey rear extension.

Date of site visit: no visit was carried out – photos submitted by agent.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached three storey dwelling on the eastern side of Buckingham Road. The dwelling is a substantial property positioned within a row of eight buildings originally matching in design and appearance with simplistic yet characterful form with a dominant gable roof and shallow front hipped roof projection. Many of the properties within this row have been altered and extended, however the main form of the gables remains the dominant feature within the street scene.

The dwelling as existing has a flat roof garage attached to the north side with a single storey work shop to the rear. There is also a side extension attached to a rear conservatory. Consent is sought here to remove the existing side garage and workshop and rear conservatory. A two storey extension is proposed to the side with hipped roof and front and rear dormers, a garage is proposed at ground floor. The side extension wraps around to join a proposed single storey this is shown as the full width of the rear elevation. The extension has a lean to roof and the central part of the extension has a gable feature. The extension is to be rendered with tiles to match existing at the side and a GRP roof to the rear extension. A rear Juliette balcony is proposed at second floor to serve the existing rooms in the roof. A roof light is also proposed on the north of the main roof slope.

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 (February 2019)

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 changes to the building are significant when viewed from the street. The side extension will be prominent within the street scene and increases the bulk and scale of the dwelling house. The side addition is in keeping with other side additions which have been added along this row of dwellings, no. 40 adjacent has an extension of matching design. No. 46 and no. 48 close by have side extensions and other side extensions have been added of differing form and design. However all appear subservient to the main dwelling and allow the main gable feature of the dwelling to be the dominant feature. The height of the proposed side extension is dropped down below the main ridge also allowing for a subordinate addition.

Materials will be used to match existing at the front of the building with matching tiles, render and windows. The front ground floor projection will continue along the frontage above the garage to complement existing. The front dormer with hipped roof is centrally positioned and not overly large, it is similar to those at neighbouring properties.

The rear additions will not be visible within the street scene, however in terms of overall footprint increase the conservatory is replaced also with the garage. The total development here is not overly large and is acceptable in this case. The development is in keeping in character and appearance with the existing street scene and locality. The rear of the property has a more contemporary design with the enlarged second floor window with Juliette balcony and glazed balustrade. The ground floor addition is to be white render with grey aluminium windows and doors, all windows in the rear elevation will be replaced in grey to match. The differential between the front and the rear is of no concern here, the more traditional appearance of the property frontage is consistent with the adjacent properties. The rear elevation will not be visible within the street scene.

Residential amenity

The main properties to be affected here are those either side of the site and to the rear. No. 40 is to the south of the site, this has a similar side extension adjacent to the boundary with the application site. The proposed rear extension will be adjacent to the boundary of this property, there is some side glazing proposed for the extension, this does replace an existing conservatory which also had glazing to the rear and side. The extension is also alongside a rear lean to extension at no. 40 which is blank on the north elevation. It is therefore not considered that the proposed side glazing will result in any overlooking here. There is a side window along the side of the main part of the neighbouring dwelling, it is however not considered that there

will be any loss of light, outlook or privacy as a result of the proposed single storey extension.

No. 44 to the north has ground floor windows on the side adjacent to the boundary, there are no first floor windows. Currently there is a garage adjacent to the boundary here. This is the site of the proposed two storey extension. The increased height and bulk of the extension will have some impact upon the adjacent windows. It is however considered that as these windows face onto the side boundary there is currently little light and outlook in this case. Despite abutting the boundary the proposed extension will not result in any impact which would warrant a refusal in this case. The side roof light faces onto the blank side roof slope of no. 44, therefore there is no concern with this.

The single storey extension is 3.5 metres in depth. This will also be adjacent to the boundary with no. 44. This again will be a blank side elevation. Limited to 3.5 metres in depth this relationship is also acceptable. Development Management Standards state that with an attached dwelling a single storey extension up to 3.5 metres is acceptable. In this case there is spacing between properties, therefore no adverse impact.

The rear boundary of the site abuts the side boundary of the property in Nicolson Drive. Due to the long garden at the application site there is a substantial distance here, the Juliette balcony replaces an existing window therefore overlooking to the rear already exists. However this window will be enlarged and is at a high level, it is not considered that the overlooking in this case would be such to warrant a refusal, the distance to the rear boundary over 30metres which is in excess of the 21 metres stated in the Council's Development Management Standard which states that in excess of 21 metres there would be no concern with regards to overlooking or justification for a refusal.

A condition is attached to ensure that no additional windows are inserted in the north or south elevations of the extensions, to protect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with white render, tiles and windows to be match at the front. To the rear grey aluminium windows and GRP roof.
4. No additional windows on the north or south elevation of the extensions.

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: 10th May 2020

Authorised by: Peter Barnett Date: 11 May 2020