Development Management - Delegated Officer Report

Application Number: AWDM/0500/21 Recommendation – APPROVE

Site: 8 Windlesham Gardens, Shoreham-By-Sea

Proposal: First Floor extension over existing ground floor extension to side.

Date of site visit: No visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a street of similar properties. A two storey extension has been added to the side with a garage at ground floor and bedroom above. To the rear of this is a single storey flat roof extension in line with the rear elevation of the original house. There is also a rear conservatory.

Consent is sought to add a first floor addition above the existing ground floor side extension. This will infill the corner section of the property. A pitched roof to match the existing extension is proposed and materials are to match existing.

Representations

1 representation received from the owner/occupier of 6 Windlesham Gardens noting that they have no objections to the proposed application.

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)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 existing two storey addition and therefore will not be visible within the street scene. The roof height will not exceed the height of the existing extension which are both lower than the main ridge. The extension will appear subservient and in fill the section to the rear of the existing extension it will not project beyond the rear of the existing building. Materials to be used will match existing and therefore in keeping with the character and appearance of the building.

Residential amenity

Due to the position of the extension the main property to be affected is no. 6 Windlesham Gardens to the south. This neighbouring property has a side dormer which faces onto the application site and two first floor side windows. These windows currently overlook the side elevation of the existing house. The infill of the section above the extension will result in loss of light to these adjacent windows due to the extension bringing the building closer, however the first floor windows appear to be secondary and the dormer being elevated is not considered to be significantly affected as a result of the proposed new roof pitch. There are no windows on the side elevation and a condition is attached to ensure that this remains the case. In addition the owner/occupiers have written to state that they support the application. It is not considered that there will be any significant loss of light, outlook or privacy that would warrant a refusal in this case.

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 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: 18th May 2021

Authorised by: Peter Barnett Date: 18 May 2021