Development Management - Delegated Officer Report

Application Number: **AWDM/0256/13** **Recommendation –** Approve

Site: 343 Upper Shoreham Road, Shoreham By Sea

Proposal: Construction of single storey side (west) and rear extension with Juliet balcony at rear and formation of new vehicular access to frontage.

Date of site visit: 4 April 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on the south side of Upper Shoreham Road, to the west of its junction with Mill Lane. This is a predominantly residential area comprising of a mix of dwelling types and designs.

Permission is sought for a new vehicular access and crossover onto Upper Shoreham Road and for a single storey extension to the side and wrapping around to the rear elevation. The extension would measure 2.73 metres in width from the side wall, and set approximately 1.6 metres back from the main front wall of the house. The extension would extend beyond the rear wall of the house by 4.7 metres approximately and across the full width of the house. The extension would have a pitched roof and, as originally proposed, included a roof terrace (2.5 m by 2.4 m) to the rear set within the roofslope. Matching materials are proposed.

Relevant site history
None relevant

Consultations
Adur and Worthing Councils: The Environmental Health Officer has recommended a precautionary contamination condition.

West Sussex County Council: The Highway Authority have made the following comments:

There would be no concerns with the proposed extensions to the site. On the information submitted there would be no apparent issues with the proposed crossover subject to a suitable licence being obtained from the area engineer. The access should be 3 metres in width and the proposed driveway should be constructed in a bound material.

If the LPA are minded to approve this application a condition securing the new access should be included.

Representations
Two letters of representation have been received from the occupiers of neighbouring properties objecting to the application on the following grounds:

- Loss of privacy from the roof terrace
- Loss of light
- Noise

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment
The site is not identified as being potentially contaminated therefore an informative is considered sufficient to advise the applicant of potential contamination.

Residential amenity
The main impact of the extension itself would be to the occupiers of 345 to the west as the extension would be well separated from No.341. No.345 has a garage to the side with 3 side windows (serving the garage and secondary windows to the lounge at the rear), a conservatory to the rear of the ground floor and a small balcony to the rear of the first floor. There is 1.8m high fencing along this boundary and a section of conifer hedging along part of the side boundary maintained at around 3 metres height. The proposed extension would extend approximately 2 metres beyond the main rear wall of No.341 and not beyond the rear of the conservatory. The height of the extension is limited to 1.6m to eaves level and 2.35m to the corner of the mansard along the boundary side and with much of the bulk set away with the mansard/lean-to design. Having regard to the design with a low eaves level and the relationship with No.341, the proposed extension would not cause any significant threat to residential amenity in terms of loss of light or outlook.

Turning to the roof terrace, due to its size the use of the roof terrace does have potential to cause significant noise and disturbance to immediate neighbours. There would be some overlooking to No.345 although due to the angle of view and that most of the roof terrace is set back behind the rear wall of No.345, the view would mainly be towards the rear gardens and not back into the private rooms or garden area immediately outside the rear of the house. The main impact of the roof terrace, in terms of overlooking is to the occupiers of No.341. Due to its size and positioning there is potential for overlooking with the ability to look back into the private rooms and private garden area of No.341. These concerns have been raised with the applicant and amended plans have been provided to delete the roof terrace and instead install a railing to create a Juliet style balcony.

Visual amenity
Although the rear elevation of the extension would appear slightly cluttered in appearance due to the rooflights and balcony railings, this would be to the rear of the property where it would not be readily visible and so would not harm the visual amenities of the area. The design of the extension to the side follows a similar roof form to the main house and would appear relatively sympathetic and subservient to the main house.

The new opening within the front wall of the house to create a second vehicular access is considered acceptable given that a large proportion of the boundary wall would be retained and there is existing vegetation that softens the appearance of the existing driveway, maintaining the visual coherence in the streetscene.

Subject to the use of matching materials for the extension, design and the impact on the character of the area is considered acceptable.

Highway safety
There are no alterations proposed to the existing driveway itself. The Highway Authority has not raised any objection to the new vehicular crossing subject to limiting its width which may be controlled through the licence. Conditions are recommended for pedestrian visibility splays and to require the vehicular crossing to be constructed before the access is brought into use.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No side windows without permission
4. Pedestrian visibility splays
5. No use as roof terrace
6. Permission relates to approved plans:

Informative:
- Contamination precaution
- The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB to obtain a license for the site access works.
- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns.

As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y

Case Officer: Rebekah Smith Date: 27 June 2013

Authorised by: Peter Barnett Date: 28 June 2013