Development Control – Delegated Officer Report

Application Number: AWDM/0977/18 Recommendation – APPROVE

Site: 13 Gordon Road, Shoreham-by-Sea, BN43 6WF

Proposal: Single storey rear/side extension.

Date of site visit: 19.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is two storey semi-detached Victorian 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. The gap between the main side wall of the dwelling and the boundary will with no. 15, is approx. 2m, and approx. 1.55m between the side bay window and the boundary wall with no. 15.

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.

The application proposal is to infill the rear recess, with the side wall (east) being the slightly more in depth than the existing side wall of the dwelling. The side wall is also showing 3no. buttresses. The rear (north) elevation will have 2no. sets of French doors. The roof would be mono pitched which will be glazed.

It will measure some 2.7m wide (excluding buttresses which measure approx. 400mm from the side of the new wall) x 8.6m long x 3.4m high (2.1m to the eaves). The resultant gap between the side of the proposed extension and the boundary wall with no. 15 is approx. 1.6m

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The side extension will slightly over fill the existing rear recess, but it will still maintain a distance of some 1.6m between it and the side boundary wall to no. 15, thereby allowing adequate movement area to the side.

The design of the side extension with its buttresses is rather individual but not out of keeping with the existing dwelling, and the buttresses are likely a good structural design given that virtually the whole of the original side wall of the dwelling will be removed and there is still the rear first floor which will need to be supported.

The extension is shown to be brick faced to match the existing dwelling, meaning that it will assimilate with the original.

There will be no windows within the side wall of the extension, but the roof will be glazed thereby allowing plenty of light within the building. No. 15 has many windows within its side elevation, none of which will be compromised by the proposal

Residential Amenity

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 to match existing

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.08.2018

Authorised by: Gary Peck Date: 15 August 2018