Development Management - Delegated Officer Report

Application Number: AWDM/0623/22 Recommendation – APPROVE

Site: 2 Elm Close, Shoreham-By-Sea

Proposal: Proposed first floor front extension

Date of site visit: 20th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached property in the corner of a cul de sac in north Shoreham. The properties within the street are of similar design, characterised by cat slide roofs and flat roof dormers, there is some variation in the street and some alterations and extensions have been carried out.

Consent is sought to extend the existing dormer to the front elevation to create a first floor addition, wider and higher than existing. The extension will be in line with the front wall and the ridge will meet the existing ridge height. There are some changes to external windows and doors and the garage is to be converted into habitable space. A Juliette balcony is proposed to the north elevation on the side of the front projection and windows are proposed to the rear.

Consultations

West Sussex County Council: The Highways Authority: -

No alterations to the access are proposed onto Elm Close from the site.

The proposal will result in the loss of 1 garage parking space however the driveway appears to provide at least 3 external parking spaces. The WSCC Parking Calculator suggests a minimum of 3 spaces for a dwelling of this size and location. The proposed alterations to the dwelling are not anticipated to generate any additional parking demand, overspill parking demand or intensification of use for the site. As such the LHA would not raise any highway safety concerns to the proposal.

The loss of garage space may result in the loss of cycle storage provision for the dwelling, as such the LPA may wish to secure alternative secure and covered cycle storage provision via condition.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and highway matters.

Visual amenity

The proposed extension will increase the bulk of the building at first floor and will be clearly visible within the street scene. It is however considered that due to the siting of the building in the corner of the cul de sac and that the extension will be in keeping in scale, design and appearance with the existing building there will be no concern in terms of visual amenity. No harm will be caused and this development will add to the variation of development within the close. There is a similar extension already at No. 3. The proposal also includes the demolition of the single storey rear extension. The changes to the windows and doors at ground floor will not be clearly visible. At first floor the north/side, facing juliette balcony is a prominent feature on the building. However this will not result in any harm and its position is proportionate, and the ground floor opening relates well in position and scale to the first floor opening. This feature is therefore acceptable in this case.

Residential amenity

The ground floor windows are amendments to existing openings therefore no additional overlooking will occur. The first floor Juliette balcony faces north onto the driveway toward the highway. There will be no overlooking as a result which would warrant a refusal in this case. It faces toward the street and overlooks the driveway of the host property. The eastern elevation as existing is the dormer window which faces a matching dormer at the adjacent property. There is mutual overlooking here with both windows facing each other, these are bedrooms. In this case the windows are replaced with a single window and the extension will bring the window closer to the neighbouring property. On balance this relationship is considered acceptable and there is an existing tree on neighbouring land which screens the neighbouring windows and limits direct overlooking. In the light of the existing situation, a refusal could not be warranted in this case.

To the south first floor bedroom windows are proposed, these will be high level and face toward the rear garden at the adjacent property in The Driveway, there will be no direct overlooking towards neighbouring windows. This is therefore acceptable.

Highway Matters

It is noted that the proposals include the conversion of the integral garage and therefore potential loss of parking. WSCC Highway Authority have no objection to the proposals and the driveway provides ample off street parking provision for the dwelling house.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing.

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: 9th May 2022

Authorised by: Peter Barnett Date: 9 May 2022