Development Control – Delegated Officer Report

Application Number: AWDM/1930/17 Recommendation – APPROVE

Site: 91 Victoria Road, Shoreham-by-Sea, BN43 5WR

Proposal: Part single storey, part two storey rear extension. Demolition of existing lean-to, to side of house.

Date of site visit: 18.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The dwelling is a detached two storey, with a Sussex hipped roof, and pebble dashed and colourwashed walls, which is currently built up to both side boundaries, The dwelling is on slightly elevated land with the rear garden being lower by approx. 1metre. Fencing around the perimeter of the rear garden is approx. 2m in height.

There is a single storey flat roof extension to boundary with no.89 and a single storey mono pitch roof extension right up to the side wall with no.93 Victoria A Conservation Area is opposite and a Listed Building at no. 53, Cambridge Lodge. The locality comprises generally two storey residential properties, but there are some three storey too. There is also a scattering of single and two storey rear extensions, with some of the two storey extensions being flat roofed.

The proposal seeks permission for a part single and part two storey rear extension. The extension will be to the rear north-west elevation, with the single storey element starting at the boundary with no. 91, with the side elevation of the extension, running in line with the existing ground floor study, and coming out from the dwelling 4.1m in depth. It will be flat roofed and will have a height the same as the existing study, and because of the sloping land the height will be some 3m at the front and 3.5m at the rear.

The rear elevation of the extension will all be of the same line as the aforementioned single storey extension, and will be very nearly of the same width as the existing dwelling, being 11.9m wide. The end elevations will be approx. 5.1m to the eaves. The roof will be valley hipped.

The exiting side lean-to on the north-east boundary will be removed. This will thereby gain a side gap of approx. 1.75m to the side boundary with no. 93 Victoria Road. Because of the slight indentation of the proposed two storey extension, that gap will widen to approx. 2m

Relevant Planning History: None

Consultations: None undertaken

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

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The proposed extensions will be to the rear of the property, and because they will be contained within the envelope of the existing dwelling, will not be readily viewed from outside and to the front of the property.

Currently, the dwelling, with existing extensions, takes the built form of the dwelling to the side boundaries. The former side garage, now a study, is flat roofed and is to the boundary with no. 89. Like the existing extension the proposed extension will be single storey and flat roofed to the same height and width, which from the front will not be readily visible. It will though have a roof lantern installed within it in order to gain light within the room and will have a high level side window constructed within it under permitted development rights. The roof lantern, because of its height will be visible from the front and from the neighbouring land, but will not be out of keeping with the existing dwelling or unacceptably harm the visual character of the locality. The remainder of the rear extension will be as the same depth as the proposed two-storey extension.

By having an 'M' shaped hipped roof, it will keep the height of the new roof to below that of the existing dwelling, thus ensuring that the design of the host dwelling is not compromised by the two storey extension. Further, when viewed from the rear, the new extension will have its own design quality, particularly given the fact that the rear window to the master bedroom will be a bay window.

Residential Amenity

The side elevations will be 4 metres deep and have a ridge height of approx. 7.4 metres, however, the distance to the ridge from no. 89 would be approx. 5.3metres and from the edge of the dwelling itself would be approx. 8.4 metres. No. 89 does have a side window facing towards the application site, but this serves a kitchen which also gains light from a rear extension and large rooflight.

Further, because of the orientation of the buildings and the sun, it is unlikely that there would be any material overshadowing to the neighbouring property no. 89.

The two storey extension will though be closer to the neighbour no. 93, however, they have a single storey wrap around extension at the section to the side and rear of their dwelling. The side section very close to side boundary has no windows within it, but the roof of the wrap around extension does have roof lights. However, roof lights are considered to be secondary lighting and therefore the proposed extension will not demonstrably harm the light to the existing neighbouring extension.

Furthermore, the removal of the lean-to will benefit not only the application site, but also no. 93, as it will provide a good visual break.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No side window

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 1 February 2018

Authorised by: Peter Barnett Date: 1 February 2018