Development Management - Delegated Officer Report

Application Number: AWDM/0633/22 Recommendation – APPROVE

Site: 25 The Driveway, Shoreham, West Sussex

Proposal: Proposed first floor side extension and conversion of roof space with rooflights and rear single storey extension.

Date of site visit: 7th June 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling within a street of a variety of property styles and character, there are other examples of this property style within the street scene and surrounding streets. The building as existing has a cat slide roof to the side with a side dormer, the adjacent, attached dwelling matching in design.

Consent is sought to add a first floor side extension to remove the catslide roof and create additional first floor accommodation with a loft conversion with rooflights to the side, front and rear. A 3 metre deep, single storey rear extension is also proposed to the rear elevation.

Representations

1 representation received for the owner/occupier of no. 23 The Driveway, assuming the builders will be digging up the Camellia then we would be most grateful to accept some cuttings.

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.

Visual amenity

The proposed side extension and roof lights will be clearly visible within the street scene, the extension will increase the bulk of the building yet it will not be out of scale and will be subservient to the main dwelling. Although there will be a loss of symmetry between the dwellings this is not of significant concern. There are many examples of similar development and semi detached dwellings which do not match. This adds to the variety in the street scene. The roof lights will not be dominant within the street scene.

The rear extension is not visible in the street scene, it will be built in materials to match existing and is subservient to the main dwelling at 3 metres in depth.

Residential amenity

The application site and the neighbouring property to the east are separated by two detached garages and the neighbouring property is at an angle due to the bend on the road. There will be no loss of light or overbearing impact in this case. The side extension replaces the existing side dormer. There is a side window proposed however this is a bathroom window and this will be conditioned to be obscurely glazed to avoid any potential to overlook or impact upon any adjacent future development potential.

The single storey rear extension is limited to 3 metres in depth and therefore will have no adverse impact upon the adjacent attached dwelling. Development Management Standard No. 2 states that extensions up to 3.5 metres in depth can be built adjacent to attached dwellings, in this case the extension is less than this.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing.
4. No windows on the side elevation and proposed window shall be obscurely glazed and high level opening only.

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 June 2022

Authorised by: Peter Barnett Date: 10 June 2022