Development Management - Delegated Officer Report

Application Number: AWDM/0619/21 Recommendation – Approve

Site: 29 Adur Avenue, Shoreham-By-Sea

Proposal: Single-storey extensions to side and rear. Loft conversion including hip to gable roof extension with side window in new gable, rear dormer and front rooflights.

Date of site visit: 19 May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed dwelling on the corner of Adur Avenue and Adur Road. It is proposed to construct a single storey side and rear extension, hip to gable roof extension and rear dormer. The side extension measures 2.5m wide and is flat roofed with vertical timber cladding. The rear extension is also timber clad and flat roofed and measures 4m deep.

The dormer extension and side gable have been calculated as having a volume of less than 50 cubic metres and do not need planning permission.

Relevant Planning History

None

Consultations

None

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The side and rear extensions will have non matching materials and the side extension in particular will be visible on this corner plot. It will retain a suitable distance to the side and will not extend as close to the boundary as the existing garage at the property. The flat roof will have a parapet and it is considered that it will have an acceptable contemporary appearance.

The rear extension will be largely screened by the brick wall along the side boundary with Adur Road and will not have a harmful appearance.

The dormer is large and takes up much of the rear roofslope. It will be prominent because of the rising road level and the corner plot position. However, its appearance has been improved by using matching tiles rather than timber cladding as initially proposed. By using matching materials the dormer falls within permitted development and, on this basis, it is not considered that its impact needs further consideration.

Residential amenity

The side extension has no impact on neighbouring properties. The rear extension will sit alongside an existing extension on the attached dwelling and will not cause a harmful loss of light or outlook. The roof extensions are permitted development but in any event they are not considered to cause harm to residential amenity. The window in the side gable serves a stairwell only and faces across the street towards the front of 3 Adur Road, as does an existing first floor side window at the property. No harm will occur.

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 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.

Case Officer:	Peter Barnett	Date: 17 June 2021
Authorised by:	Gary Peck	Date: 17 June 2021