Development Management - Delegated Officer Report

Application Number: AWDM/1266/18 Recommendation – APPROVE

Site: 14 The Avenue, Shoreham-By-Sea

Proposal: Two storey side extension and single storey rear extension (garage removed)

Date of site visit: 2.10.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling with low eaves to the frontage with dormer windows to the front roof slope. A detached flat roof garage is set back to the side/rear of the dwelling. A narrow access runs along the side of the house to the garage abutting the boundary. The street comprises of chalet style properties with front dormers of different scale. The ground level also increases from east to west. No. 12 to the west is at a higher level than the application site. The properties on the north side of the road are of a different character many of which are at right angles to the street.

Consent is sought to remove the existing garage at no. 14 and erect a side and rear extension. To the side of the dwelling a two storey addition is proposed to provide a garage at ground floor and an additional bedroom above. The plans as originally submitted showed the eaves to the front to be higher than the original front eaves with the extension slightly set back at the front. It was considered by officers that due to the simple form of the building that instead of the set back the extension should follow the existing ridge and eaves line and be a simple side addition. Amended plans have been received following this request. A single storey extension is across the back of the main dwelling house including the rear of the proposed side extension. The rear extension is 3 metres deep adjacent to the attached neighbour and an additional 4.6 metres deep beyond this on the side. The rear additions are of flat roof design.

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 2018)

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 two storey side extension is visible within the street scene, it is considered that with the recommended changes this appears subservient to the main dwelling and in keeping with the simplistic design and appearance of the existing building. Materials will match existing. Although the side extension is to be up to the boundary this is considered acceptable in the light of the change in levels between the application site and no. 12 adjacent. Also no. 12 is set forward of the application property. Spacing will still remain between the properties due to the driveway spacing at no. 12. It is therefore considered that in this case an extension up to the boundary can be supported.

The rear addition is deep along the boundary providing the gym/garden store, yet looking at the existing garage on site which will be removed this is at the same depth as the proposed extensions. The extension is wider yet this is within the site and set away from the boundary with no. 16, the attached dwelling, therefore there would be no adverse impact with regards to loss of light, privacy or overbearing impact. The rear extension adjacent to the boundary extends to 3 metres. In the light of the removal of the garage, these works do not result in overdevelopment of the site.

Residential amenity

As stated above the extension is 3 metres in depth adjacent to the attached dwelling. It is not considered this will result in any loss of light of overbearing impact in this case. This complies with Development Management Standards which state that an extension adjacent to the boundary can be up to 3.5 metres. The deeper part of the extension is away from this boundary and despite the doors facing onto the boundary the distance is such that no significant impact will result.

As stated above the adjacent dwelling to the west no. 12 is higher and set forward. There is a first floor side window at no. 14 which faces the application site. The proposed side extension will limit some light to this window as it will be closer than existing yet any impact here will not be significant and would not warrant a refusal in this case. The side elevation of the extension is blank and a condition is attached to ensure that no additional windows can be inserted in the side elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west side elevations of the extension.

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: 23rd October 2018

Authorised by: Peter Barnett Date: 24 October 2018