Development Control – Delegated Officer Report

Application Number: AWDM/1459/16 Recommendation – APPROVE

Site: 2 Ashlings Way, Shoreham-by-Sea, BN43 6JT

Proposal: Single storey side extension to south elevation and retention of part change of use of garage to playroom (internal only)

Date of site visit: 11.11.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached 1 ½ storey chalet style house of recent construction (middle 1990's) located on the east side of Ashlings Way. The property has an integral garage to the north side and a detached shed in the rear garden area, directly behind the house and close to the neighbouring property no. 1 Ashlings Way. The property is on higher land than its garden, and there are steps leading down to the garden. Around the house is a paved hardstanding area, and the soft landscaping is within the lower level garden.

Ashlings Way is a cut through, unmade road between Greenways Crescent to the south and Downside to the north. Both no.'s 1 and 2 Ashlings Way are recent houses built in part of the rear garden area of no. 39 Downside for no. 1 Ashlings Way, and no. 119 Greenways Crescent to the south for no. 2 Ashlings Way.

The topography for the area is sloping up from the south to the north. No. 119 Greenways is on lower land, and no. 1 Ashlings Way is on higher land, with no. 39 Downside higher again.

Proposal

Planning permission is sought for a single storey side extension measuring some 3.3m wide x 4.95m long, it will have a Sussex hipped roof to match the existing dwelling, with a ridge height of approx. 4.9m

Part of the original planning permission for the dwelling, restricted development to the property, with no extensions or alterations without the prior approval of the LPA and not to use the garage for any other purpose than for the parking of cars for the dwelling provided.

On a separate permission, there is also a condition limiting the alteration to land levels and details of which would need to be submitted to and approved in writing by the LPA. Although this condition is ambiguous, as it may well have been pertinent to the original permission and not to successive works.

Regardless, the proposal does require the raising of land levels, and these are shown on the application, in accordance with the condition.

The second part of the application relates to the sectioning off of part of the existing integral garage to use as a playroom off of the living room.

Relevant Planning History

SU/182/94/TP Chalet bungalow with integral garage **Approved 06.02.1995**

SU/18/96/TP Chalet bungalow with integral garage **Approved 25.03.1996**

SU/173/96/TP Amend condition 2 of SU/18/96 (which requires glazing in east elevation of chalet bungalow to be obscure) by deleting reference to lounge window **Approved 09.12.1996**

Consultations: None undertaken.

Representations: Objection from 121 Greenways Crescent

- It will not serve any purpose to the single storey side extension
- It will restrict more natural afternoon/evening light than the existing property has done so far
- Should not the sliding doors facing our property have to have obscured glass, as the rest of the house is supposed to?

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: P2, P15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be to the side of the property and although on higher land, is in keeping with the overall topography of the area, and will thereby be in character. The design reflects that of the existing dwelling; has been stepped back from the front elevation; and its ridge of the roof sits lower the underside of the hip section, it thereby will be subservient to the original dwelling.

The section of existing raised land would have to be extended over the lower land in order for the extension to take place. 2no. new sets of steps will lead down to the garden.

It is considered that the extension will marry in with the original dwelling successfully.

The other part of the application relates to the sectioning off of part of the existing garage to use as a playroom off of the living room.

This does not leave the required amount of space to house an average car, but leaves a depth of some 3.5metres, a shortfall of 1.5metres. However, directly to the front of the garage is a covered, internal overhang which would allow the parking of a car off the private road.

Residential Amenity

The contiguous neighbours no.'s 1 Ashlings Way, 119 and 121 Greenways Crescent together with the property opposite, no. 117 Greenways Crescent, would be the most affected by the proposed side extension.

No. 1 Ashlings Way is positioned up the hill and will not be affected whatsoever by the playroom use or the proposed side extension.

The remaining properties are in Greenways Crescent. At its closest point, the proposed extension would be some 20metres from no. 117, and thereby will not adversely affect that property; No. 119 lies directly below the application site some 15metres distant from the extension and although there is a disparity of height of the land levels between the properties, it is not considered that the extension which is on an end elevation and within the confines of that elevation, would cause any demonstrable effects onto no. 119. However, a condition restricting windows in the south elevation of the extension may be prudent, as 119 could be overlooked from the side of the extension

No. 121 has objected as they consider that the extension will restrict afternoon and evening light, but again it is positioned within a much higher end elevation, and does not protrude forward or to the rear of that elevation, thereby it is not able to restrict light to the neighbouring property.

Another matter raised by the neighbour is that the sliding doors should be obscure glass. There was indeed a condition of the approval of the chalet bungalow that the windows in the east elevation be obscure glazed. However a latter application to amend the condition was successful, and the condition was amended to exclude the lounge from the requirement to have obscure glazing. As the proposed extension would relate to a different permission, unless it is deemed necessary, the option is open to the LPA not to apply the said condition. In this instance, in view of the fact that the extension will be further from the side boundary than the 1996 permission, it is considered that the obscure glazing would not be required.

There does appear to be some glasshouses in the rear of their garden facing the application property, this might be what is being referred to in the

objection letter, but the glasshouses appear to have been put on site at some point between 2009 and 2012 which is after the application site was constructed. Nevertheless, it is not considered that the proposal would demonstrably affect the residential amenities of no. 121

Recommendation

APPROVE subject to the following conditions

1. Plans
2. Standard time limit
3. Materials to match existing
4. No winds on south side of extension

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 21.12.2016

Authorised by: Jo Morin Date: 21.12.2016