Development Management - Delegated Officer Report

Application Number: AWDM/1819/21 Recommendation – APPROVE

Site: 4 Downsway, Shoreham-By-Sea, West Sussex

Proposal: Proposed first floor rear extension and ground floor rear extension.

Date of site visit: 2nd November 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey property on the east side of Downsway in the built up area of Shoreham-By-Sea. A substantial property set back from the highway with a garage to the side. The property has low eaves with a steep pitched roof. The properties within the street on the east side are two storey and detached with varying design. There is a single garage to the side slightly set forward which is attached to the main house continuing to the side of the dwelling house and projecting to the rear with a single storey flat roof extension. The steep pitched roof design with cat slide roof continues to the rear on half of the rear elevation projecting further to the rear with the other side at two storey eaves height and recessed.

Consent is sought to provide accommodation at ground, first and second floor level. At ground floor an extension is proposed to the south of the existing rear projection flush with the rear elevation of this addition. A flat roof design is proposed with roof lanterns. At first floor a gable projection is proposed along the southern side of the rear elevation. This is shown with a juliette balcony, the roof of the gable adds volume to the existing roof space with plans showing two bedrooms and a shower at second floor. The plans also show roof lights to the front elevation and a half hipped dormer to the rear roof slope. Officers have advised the applicant's agent that the rear dormer is overly large, unsympathetic and does not relate to the proposed rear gable addition and that amendments should be made. Amended plans have been received which show the proposed dormer labelled as permitted development and therefore no longer forming part of the proposed works in this case. It has been confirmed that the works do not exceed 50 cubic metres and that a Lawful Development Certificate will be submitted for these works as a separate application.

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 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 main works are to the rear of the site and are therefore not visible within the street scene. The roof lights to be inserted within the existing front roof slope will be visible within the street scene only. It is considered therefore that in terms of the impact upon the character of the street scene the changes are minor and in relation to the variation in appearance of properties this change will have no adverse impact in this case.

To the rear the gable projection, although bulky in scale, will project from the catslide roof and will be set down from the ridge. It is designed in a contemporary style and complements the existing building in form and scale. This combined with the modest single storey flat roof extension will not give rise to a harmful development in terms of character and appearance of the dwelling house and are considered to be subservient. The proposed rear dormer could not be supported by officer’s due to the scale and design of the addition and how it relates to the existing dwelling and the gable proposed in this case. As this is to be constructed under permitted development it no longer forms part of this application and is not for consideration here.

Residential amenity

The main properties to be affected by this development are those either side of the site. The front roof lights may be visible from properties opposite however these will not result in any greater overlooking than existing.

Due to the angle of the plots and position of the dwelling to the northside the application property is closer to no. 8 to the north. The single storey extension is set in line with the existing single storey projection on this side and therefore will be positioned in the existing recess.It will therefore have no impact upon the property to the north. The proposed gable is on the south side of the rear elevation and in this case will not result in any loss of light, privacy or overbearing impact, due to its position, distance from the boundary and relative positions of the existing buildings.

To the south is 2a Downsway this property is set closer to the highway than no. 4 and there is some spacing between the properties. The single storey extension will not be seen from the rear of the neighbouring property due to the relative position of the dwellings. The rear gable projection is large in scale and follows the line of the southern elevation of the house; however

again, due to the position of the dwellings, the building as existing has an impact upon the rear aspect and the additional bulk to the rear will have no significant greater impact. There is also generous spacing between the gable and the neighbouring property, limiting overshadowing and overbearing impact.

There will be no changes to the openings in the sides of the dwelling as amended which will result in any overlooking. A condition is attached to ensure that no further openings are inserted without prior consent from the Local Planning Authority.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match with cladding as shown on approved plans.
4. No openings other than those shown on the north or south elevation.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 15th November 2021

Authorised by: Peter Barnett Date: 15 November 2021