Development Control – Delegated Officer Report

Application Number: AWDM/0062/17 Recommendation – APPROVE

Site: 2 Overmead, Shoreham-by-Sea, BN43 5NS

Proposal: Single storey side extension to west elevation.

Date of site visit: 08.02.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

No.s 1 and 2 Overmead, are two storey semi-detached dwellings on slightly elevated land. The semis are standalone dwellings with the rest of Overmead laid out in linear form to the west of the application site and further to the south of the application site. A row of garages separate the application site from the rest of Ovemead to the south. Indeed, the nearest dwelling to no.'s 1 & 2 Overmead is no. 59 Southdown Road, directly abutting the rear boundaries to the south. Again, other than no.'s 1 and 2, Overmead comprises predominantly two storey terrace dwellings. Overmead appears to be Open Plan

No. 2 is on slightly elevated land, and the ground floor level being some 700mm higher than base of the house.

Proposal

The proposal seeks permission for a single storey side extension measuring approx. 2.3m wide x 3.9m long x 4.6m high. It will have a mono pitch hipped roof, and the materials are indicated on the plans as matching the existing dwelling. The extension will provide a bathroom and store, and the room created will be accessed off the hall.

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016 : Policy 15
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.

Flood Risk

The bottom south west of the garden is within Environment Agency flood zone 2 and 3 and within tidal flood risk delineation, and the applicants have submitted the appropriate Environment Agency FRA form with this application which indicates that the floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.

Visual Amenity

The property is on slightly elevated land and separated from Overmead proper. The proposal will relate to the side of the dwelling being directly visible from Overmead. Further, the extension is slightly higher because of the elevated construction level of the dwelling. Notwithstanding that, the extension would be readily assimilated with the existing dwelling, given its design and use of materials. Furthermore, its position will be mainly behind the existing garage of the dwelling, and thereby will not be readily viewed from down the street looking forward. It will though be viewed from points forward of the dwelling, but the extension is not considered to result in unacceptable harm to the character of the locality

Residential Amenity

By reason of no.'s 1 and 2 Overmead being disassociated from the other dwellings in the street scene, there are no direct neighbours to the proposal to be affected. There are properties opposite to the west in Overmead i.e. no.'s 35-41 which will have more direct views of the extension, but they range from some 19 to 30 metres distant, and thereby are not direct affected by the proposal.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved without amendments.

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

Case Officer: Eve Hearsey Date: 01.03.2017

Authorised by: Jo Morin Date: 02.03.2017