Development Management - Delegated Officer Report

Application Number: AWDM/0364/19 Recommendation – APPROVE

Site: 3 Sea Spray Avenue, Shoreham-By-Sea

Proposal: Proposed single storey rear extension

Date of site visit: 26th March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey terraced property forming part of the harbour regeneration project approved in 2003 (SU/56/03/TP). Permitted development rights were removed for residential properties within this development. To the south is a three storey block of flats and a parking and garaging area is to the west, rear of the site.

Consent was originally sought for a single storey flat roof extension 3 metres in depth with a roof lantern, the extension was shown as the full width of the dwelling. Objections were received from the adjacent neighbours and are set out below. It was considered by officers that a lightweight glazed, conservatory style addition would be less oppressive to neighbours and that there should be some set in from the boundary to improve any impact.

Amended plans have been received to show a glazed pitched roof with reduced eaves height and side glazed high level windows. These plans have been readvertised and comments from neighbours are set out below. These plans are for consideration here.

It is noted that the applicant's agent had submitted incorrect location and block plans showing the neighbouring property and not no 3 as the application site. These plans have since been corrected.

Representations

Original Proposal

Owner/occupier of 5 Sea Spray Avenue : - The proposed extension will be brick and higher than the height of my fence blocking light into my garden and living room. A brick extension is not in keeping with other properties in this row where others have glass conservatories. Brick built gardens are to the rear of the garden and this will mean additional shading. The block plan is incorrect.

Owner/occupier of 116 Old Fort Road: - The drawing and the application details are conflicting.

Owner/occupier of 1 Sea Spray Avenue: - An extension of this length and height particularly in brick would seriously impact on the light in not only my garden but the rear of my house. I chose this property for its west facing garden, I do not want a garden which is permanently in shadow. Out of keeping with other properties which are smaller and glass and do not impose on the neighbouring properties. I believe a large extension across the road was refused previously.

Amended Proposal

Owner/occupier of 1 Sea Spray Avenue: - The amendment shows a pitched roof which is even higher than the original making the structure more imposing. There are windows on the side which will look directly into my garden and front room, loss of privacy. This is still a brick structure the size would be overbearing and seriously impact on the light in my garden and front room, over shadow half of my outside space.

Owner/occupier of 5 Sea Spray Avenue: - The new plans still suggest a brick building with a roof higher than the original plan. A brick building would significantly block my light and the windows at the top would then look into my living room. I can't see that a brick building would be suitable. The site location and block plan still are incorrect.

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)

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 proposed extension will not be visible within the street scene, only from the shared parking area to the rear and from adjacent neighbouring properties. The scale and height of this domestic extension are suitable within this location and will not adversely affect the visual amenities of the surrounding locality.

Residential amenity

The objections from the neighbours either side of the site have been taken into consideration. However with regards to the limited depth of the extension of 3 metres

and the change in materials to a glazed roof with side windows it is considered, on balance, that this proposal can be supported. There may be some overbearing impact and loss of light, mainly to the property to the south of the development, yet this is not considered to be to such a degree as to be significant in this case in terms of justifying a refusal. The Council's Development Management Standards state that where rear extensions are located within 1 metre of a common side boundary of an attached dwelling, they should not normally be any deeper than 3.5 metres. This extension is comfortably within this limit.

A condition is attached to ensure that the roof of the extension is to be glazed to allow light through to limit any impact and that side glazed windows are to be fitted with obscure glazing and to be permanently non openable. This is considered to limit the impact upon neighbours and protect their privacy. The set in from the boundary also contributes to this.

The garden area of the application site as with the surrounding properties within this development is limited. The gardens as built did not meet the Council's Standard for amenity space. The proposed extension will further reduce this space, yet the applicant has advised that they wish to improve the living space to allow them to remain at the property longer term. Amenity space will still remain albeit at a reduced level.

It must be noted here that a precedent has been set for this form of development in general there are other examples within the Sussex Wharf development of extensions which have been approved. Of note here are ADC/0190/06 12 Sea Spray Avenue, ADC/0693/07 17 Sea Spray Avenue, ADC/0390/07 in Sussex Wharf and more recently AWDM/1948/17 19 Anchor Close.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The external brick work of the extension hereby permitted shall match that of the existing building, the roof of the extension shall be glazed with the windows on the north and south elevation to be fitted with obscure glazing and to be permanently fixed shut.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th May 2019

Authorised by: Peter Barnett Date: 20 May 2019