Development Management - Delegated Officer Report

Application Number: AWDM/1813/18 Recommendation – APPROVE

Site: 2 The Meadway, Shoreham-By-Sea

Proposal: Construction of single storey rear extension and decked area, alterations to front entrance and two front dormers. Revision to AWDM/0714/18

Date of site visit: 11/02/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a modest, detached bungalow. It is to the western end of The Meadway which is a street where properties of various style and scale have evolved over time and more recently some redevelopment has taken place here. The application site has residential properties opposite and to the rear and east. To the west is a driveway and the rear of flats and commercial premises adjacent in Ferry Road. There is off street parking to the front of the site and a flat roof out building to the rear.

Consent was sought under AWDM/0714/18 for more extensive development at the site with the addition of a first floor with mansard roof design. The additions were unsympathetic to both the street scene and existing bungalow, the proposal could not be supported and the application was withdrawn.

The current scheme presents a much reduced development. The existing roof form will remain with two front dormers proposed. The front entrance is to be altered and the existing out building is to be removed and a single storey rear extension proposed of flat roof design with a roof lantern. This extension is to be slightly wider and higher than the existing outbuilding. A decked area is also proposed to the rear leading from the existing rear extension.

Relevant Planning History

Consultations

Adur and Worthing Councils: Environmental Health – Contaminated Land – Recommend Precautionary condition and PFA informative.

Representations

1 representation received from Owner/occupier of 116 Old Fort Road - There is not sufficient space behind the new extension and the existing building next door, and the application should be rejected.

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 proposed front dormers and changes to the front entrance will be clearly visible within the street scene. These changes have limited impact upon the character and appearance of the existing property and the street scene. These changes are acceptable in the light of the eclectic mix of properties within this street. The rear extension is visible from the access to the side of the property to the west, adjacent to the rear of the flats in Ferry Road. The visual impact here will be of no greater significance than currently exists. The proposed decking is enclosed within the site and is not visible within the street scene.

Residential Amenity

The main properties to be affected by the development are those either side of the site and to the rear. There are dwellings on the opposite side of the road. It is not considered that the proposed dormers will result in any additional overlooking than would normally occur in such a residential street.

To the east is no. 4 The Meadway. The changes to the front of the bungalow will not impact upon this adjacent dwelling. The rear extension is set away from this boundary, the decking is to the rear of the existing bungalow and this is not excessively raised to create any additional overlooking. No. 4 projects to the rear further than no. 2 and there are some side windows which currently face onto the garden and side of no. 2. There will be no additional, significant loss of light or overbearing impact to these windows. The side glazed doors on the extension will face toward the windows at the side of no. 4 yet this will be at a distance of approximately 10 metres and not directly adjacent to the boundary. Similarly the decking will not give rise to any unacceptable, additional overlooking or loss of privacy. Considering the current situation, these adjacent windows currently overlook

a rear amenity space at the adjacent property and on balance this relationship is acceptable.

To the west side is the access and rear of flats and commercial units in Ferry Road. The proposed extension will be visible from these properties to the west however there will be no greater impact here.

To the rear of the site is a dwelling, no. 4A which is single storey with a very small strip of amenity space directly to the rear. This backs directly onto the application site. As existing this neighbouring property has the existing outbuilding at no. 2 adjacent to the boundary. This will be replaced by a slightly wider and higher extension but which will not be any closer to the rear boundary with No. 4A. The increased width is to the west, where it will have less impact on the amenities of the occupiers of 4A. Taking into account the existing relationship between the buildings and the already limited amenity space and outlook as existing at No. 4A, it is not considered that the proposed extension will have a detrimental impact that would warrant a refusal in this case.

It should be noted here that the proposed development does reduce the area of the rear amenity space of the application site. As existing the rear garden is limited in size so consideration must be given as to whether the loss of area arising from the proposed development is harmful. The proposed extension is larger than the existing outbuilding however this increase is not considered to be significant. The main area of garden to be lost is that in between the rear of the bungalow and the outbuilding which will be infilled. It is therefore considered that this will not give rise to a loss which would warrant a refusal in this case. This space is over shadowed by both the house and the outbuilding and does not currently benefit the garden. It could also be considered that the proposed decking will allow for a more usable amenity space than currently exists, with the proposed extension linking the living space with the external amenity space.

In the light of the scale of the development a PFA and Contaminated land informative are deemed appropriate.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 11th February 2019

Authorised by: Peter Barnett Date: 11 February 2019