Development Management – Delegated Officer Report

Application Number: AWDM/1772/23 Recommendation: Approve

Site: 16 The Avenue, Shoreham

Proposal: Demolition of existing detached garage and conservatory and construction of two storey side extension and rear ground floor extension. Enlargement of existing front dormer.

Date of Site Visit:

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi detached 1950's house on the south side of The Avenue in an established residential area of Shoreham north of the Upper Shoreham Road. From the front the house has something of the appearance of a chalet bungalow with a flat roofed dormer. At the rear the house is fully two storeys with the internal floor level considerably above ground level. The property has a garage and driveway on its east side.

The house sits on higher ground than No. 18, to the east, which is a detached house with a steeply pitched roof and front former. No. 14 has widened their front dormer as proposed and No. 10 has a recessed two storey side extension.

The property is not in a conservation area, is not a listed building and there are no protected trees on the site. There is no known flood risk at the site.

Proposal

Planning permission is sought to widen the front dormer to the original outside wall and to add a recessed two storey side extension in place of the garage to the depth of the main rear wall. A rear conservatory is to be removed and a single storey extension added across the back of the widened house. Ground level is to be excavated to allow direct access from the garden to the new extension. The extension is to be rendered and painted with plain tiles used.

The application has been revised since first submitted to remove a front dormer from the extension, to maintain a 1 metre boundary clearance, to ensure an 800mm set back from the front and to barn end the roof.

Planning History:

None.

Consultations:

Highways: No objection.

Representations

Objection from No.18 summarised as follows:

- The first floor extends closer to our boundary than the ground floor proposed leaving a gap of only 1.6m. This should be at least 2 metres.
- No. 16 is on higher ground. The extension will be overbearing.
- Loss of light to first floor window and side glazed roof.
- Bedroom window would overlook rear patio and back garden
- The difference in levels, restricted spacing between dwellings, higher eaves would dominate the gap between houses and would be an unsympathetic addition to the house and streetscene.
- Contrary to general pattern of single storey additions to sides of houses locally.
- Single storey extension would preserve our light etc.
- Plan rev PL1C appeared online after we had made our last representation. We have now reviewed the setback of the extension from the front of main north elevation being reduced to 800 mm and this is unacceptable as it will reduce the privacy and increase the noise through our kitchen window

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations in this case are the effects on the visual and residential amenities of the locality.

Visual amenity

The revised plans show the two storey side extension set back from the front of the house by 800mm with a barn ended roof form. The side elevation is to be largely rendered and painted.

There is a considerable difference in levels with the site being higher than No.18 . It also sits forward of No. 18 and so the proposed side elevation will be clearly visible in the streetscene particularly on approach from the east. However, it is considered that the dimension amendments achieved in the revised drawings, set back from the front and boundary together with the largely rendered elevation will ensure it does not result in significant harm to the appearance of the streetscene.

The higher eaves line is necessary to ensure the first floor levels run though. The extension built at No. 10 also has a higher eaves line though it is set further back from the front wall.

Residential amenity

The side extension is to the depth of the rear wall only. This is less deep than No. 18. No. 18 has a side bathroom window at first floor and a glazed covered way at ground floor on the shared boundary. The bathroom and general purpose area at ground floor will lose some light but as these are not habitable rooms this loss is acceptable. The front kitchen window at No. 18 will not be affected as it is under a slight canopy and behind a flared side wall detail. The set back ensures no harm to this window will occur.

The overlooking from the new bedroom window proposed is little different to a typical suburban scenario but is set back over 4 metres from the rear wall of No. 18. No significant overlooking will occur.

No. 14 has a single storey rear extension a little less deep than proposed. No. 18 sits deeper and has a rear extension. The single storey element will cause no harm.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown

4. No side windows

Is recommendation contrary to letter(s) of representation Y

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: MOK Date: 12 April 2024

Authorised by: Peter Barnett Date: 12 April 2024