Development Management – Delegated Officer Report

Application Number: AWDM/1346/24 Recommendation: Approve

Site: 45 Upper Kingston Lane, Shoreham-by-sea

Proposal: First and second floor extension over existing ground floor side extension, including extension to roof and existing rear dormer.

Date of Site Visit: 31 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application relates to a semi detached house on the west side of Upper Kingston Lane at the junction with Hawkins Crescent. The pair of houses are angled towards the junction and they have a catslide roof and double bay front gable detail. It has a lean to monopitched roof garage on the side.

Permission was granted under AWDM/0010/24 for a first floor extension over the garage. It had a catslide type roof at the front with a flat roofed top disguised by a false pitch around the outside edge.

This application proposes to amend the scheme to add a second floor extension over, including an extension to both the existing roof and rear dormer. The roof will be pitched to form a gable end and will set back slightly from the edge of the existing roof.

The dormer extension as originally submitted was shown spanning the full width of the roof (as extended). The plans have been amended to set the southern edge of the dormer in from the gable end by 0.6m which helps to reduce its bulk and impact.

Planning History:

AWDM/1304/17 - Application for a Lawful Development Certificate for proposed single-storey side extension, hip to gable roof extension with rear dormer, front roof lights and obscure glazed side window.

AWDM/1322/17 - Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.6m from rear

wall of the original house, maximum height 3.6m and height of eaves of the extension 2.9m.

AWDM/0010/24 - First Floor Extension over Existing Ground Floor Side Extension - approved

AWDM/0573/21 - Proposed two storey side extension (No. 47) - approved and built

Consultations:

None

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 (December 2023)
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 house is angled towards the road junction and sits forward of its neighbour to the south. As a result, the side of the house is visible in the street and the proposed extension will be prominent. Its design is different to that on the other half of this pair of semi-detached properties (which has a double pitched two storey side extension) but it has a reasonably subsidiary form and a roof which follows the design of the existing. Due to the house angling towards the boundary at the rear, it will be closer than 1m at that point. However, there will be much more of a separation towards the front and it is not considered to result in harm to the street scene.

The rear dormer extension will result in a large roof addition. There are several examples of rear dormers in the locality but this will be wider due to it extending across part of the proposed roof extension. However, the set in from the roof edge

and its position at the rear should reduce its impact and, on balance, it is considered to be acceptable.

Residential amenity

Due to the rising ground, the site is on higher ground than its neighbour to the south, No. 43. That property has its garage on the boundary with No. 45 which helps to separate the buildings at first floor level. There are several first floor windows at the side of No. 43 but the separation distance is considered to be sufficient to avoid an overbearing impact or harmful loss of light. A first floor window proposed on the side of the extension will be obscure glazed.

The dormer extension results in an additional window at roof level which may introduce some additional overlooking, but it is not considered to be materially harmful when compared with the existing situation or with other rear dormers that are a common feature in the area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Obscure glaze 1st floor side window

Is recommendation contrary to letter(s) of representation N

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: Peter Barnett Date: 28 November 2024

Authorised by: Louise Prew Date: 28/11/2024