Development Management – Delegated Officer Report

Application Number: AWDM/1049/15 Recommendation – APPROVE

Site: 11 The Drive, Shoreham-By-Sea, West Sussex

Proposal: Single storey extension to north and west side elevations (to replace existing garage.)

Date of site visit: 7/09/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached two storey dwelling within a street of similar properties on the western side of the Drive in north Shoreham-By-Sea. There is an existing front driveway and garden with dense vegetation screening the property from the street. The side attached single garage with tall front parapet wall is visible within the street scene.

Permission is sought to remove the existing garage and construct a wrap-around extension to the side and rear. The extension will provide an enlarged kitchen, dining space. It will be 2.5 metres wide to the side and 2.3 metres deep from the rear elevation across the rear of the dwelling. A mono-pitch roof is proposed to the rear up to 3.5 metres in height. This reduces to a half hipped roof to the side with a roof lantern to a maximum height of 2.9 metres without the roof lantern and 3.4 metres with. Materials are to match existing with the exception of slate tiles to the rear monopitch roof.

Representations: None received.

Consultations: - Southern Water: - Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer. The following informative should be attached to any consent: "A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 03303030119 or www.southernwater.co.uk

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. The main issues are the impact on residential amenity and the impact on the character and appearance of the existing dwelling and street scene.

Visual amenity

The dwelling fronts onto the highway however it is heavily screened by existing dense trees and vegetation on the front boundary. The set-back garage is the main visible feature when viewing the dwelling from the street. As stated above this garage is to be removed and the replacement extension to be erected in its place, although it is to be slightly narrower and marginally set forward. The garage was set back however its high parapet wall made it a clear feature when viewed from the street. This feature will be lost and the extension being lower in height, and set back will appear as a modest and subservient feature. Although this does not read within the street scene as a garage extension nor has it any main feature addressing the property frontage it is on balance an acceptable addition of little significance in the overall context of the main dwelling house.

Materials are to match existing with face brick and render for the walls. However a slate roof is proposed to the rear monopitch roof. Although this is not to match it is considered an acceptable material, being to the rear of the property and sympathetic to its style and appearance.

Residential amenity

The extension abuts the adjacent boundary to the south. This is however to a depth limited to 2.3 metres. This is below the depth of any possible extension that could be built under permitted development and despite the mono-pitch roof up to a maximum height of 3.5 metres the impact upon the occupiers of the neighbouring property is not detrimental and would not result in a significant loss of light, privacy or overbearing impact that would warrant a refusal in this case.

The property to the north is at an angle to the application site. The roof of the extension on the northern side of the building is reduced from that at the rear to a half hipped roof with roof lantern. This height is slightly higher than that of the existing garage and slightly deeper however the existing parapet is higher. There are no windows on the northern elevation of the extension and a condition is attached to ensure that this remains the case. The proposed extension is considered to have no greater significant impact than the existing garage building. There will be no increased overlooking, loss of light or overbearing impact as a result of the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Location Plan – received 15th July 2015
   Site and Block Plan – received 15th July 2015
   Drawing no. SBS/213/01 – received 15th July 2015
   Drawing no. SBS/213/05 – received 15th July 2015
   Drawing no. SBS/213/03A – received 15th July 2015
   Drawing no. SBS/213/06A – received 15th July 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority. With the exception of the monopitch roof to the rear which is to be a slate roof.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. No windows on the northern elevation of the extension.

Informative

1. Proactive Statement – No Amendments
2. Southern water

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

Case Officer: Hannah Barker Date: 7th September 2015

Authorised by: Jo Morin Date: 07.09.2015