Development Management – Delegated Officer Report

Application Number: AWDM/1022/22 Recommendation: APPROVE

Site: 50 Hawkins Crescent, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension, extend roof to form side gables and front and rear dormers.

Date of Site Visit: 12th July 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow with detached flat roof garage to the side and flat roof extension to the rear/side. There is a flat roof dormer to the north side roof slope. Consent was originally sought to increase the ridge height and extend the building to include barn hips over a new side extension with front and rear dormers. Amended plans have been submitted following advice from officers that the proposed development could not be supported. The extension to the side which was shown as being incorporated into the bungalow with roof continuing over the top with dormers resulted in a dominant form of development, creating a wide footprint. The principle of incorporating the garage into the main building would set a harmful precedent and represents overdevelopment in this case.

The reduced scheme shows the ridge height remaining as existing; the side extension has a low level roof and there is a modest front, flat roof dormer and a flat roof rear dormer.

Consultations:

West Sussex County Council: The Highways Authority

Site Context & History
The access onto the application site is located on Hawkins Crescent, a public maintained highway.
The LHA would view said road to be set within an urban setting and be low trafficked. The road is subject to a 30-mph speed limit. No current speed survey data is located within a reasonable distance of the access that would state otherwise.
As a result, the Local Highways Authority (LHA) will refer to Manual for Streets (MfS) as guidance.

Access
No changes proposed.
Parking
The proposal seeks to remove the garage for a habitable extension. This would be anticipated to displace no more than 0.5 spaces towards the parking provision.
The LHA wishes to inform the applicant that MfS and WSCC guidance also considers the utilities a garage provides, specifically the cycle storage aspect. As such, the LHA believes it reasonable to presume that the existing garage provides a cycle parking provision. The LHA advises the Local Planning Authority (LPA) that if they deem cycle parking justifiable then the applicant should show this in the form of lockable covered storage.
Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations

1 representation received from the owner/occupier of no. 52 Hawkins Crescent stating that there should be privacy glass to windows on the southern aspect of the proposed plan to maintain my privacy and theirs would be preferable.

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 2021)
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

As amended the scheme is subservient and appropriate within the street scene. The ground floor side extensions replace the existing garage building and extensions to the rear. The front projection remains with the existing bay and the new extension set back. The front dormer is in keeping with other flat roof dormers visible within the

street scene, it does not over dominate the roof slope. The rear dormer is large but not high in the roof slope and again is similar to other rear dormers within the vicinity of the site. All materials will match existing.

Residential amenity

The main properties to be affected are those either side of the site. To the north is a neighbouring bungalow with a dormer to the side facing the site with no window. The hip to gable will be adjacent to this side of the bungalow however there will be no adverse impact. To the south the neighbouring property is at a slightly lower level. The side extension replaces existing buildings and is therefore not likely to have a much greater impact than existing, the hip to gable and rear dormer will create extra bulk to the building however this is not to such a degree that would warrant a refusal. There are ground floor side windows which currently face the application site at a lower level and have limited light and outlook. There is a first floor side window set in from the boundary which will not be affected due to the distance from the proposed development. There are windows on the ground floor and first floor of the extension facing south, a condition is attached to ensure that they are fitted with obscured glazing.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension. The windows on the south elevation shall be fitted with obscured glazing.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th September 2022

Authorised by: Peter Barnett Date: 20 September 2022