Development Management – Delegated Officer Report

Application Number: AWDM/0134/23 Recommendation: APPROVE

Site: 386 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: First floor side (East) extension over existing garage to create annex accommodation with a separate front entrance door and new rear (North) facing bathroom window to the first floor.

Date of Site Visit: 7th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey semi detached, gable roof dwelling with rooms in the roof. There is a garage to the side and a single storey flat roof extension to the side and rear. The street comprises bungalows and houses of a traditional style, varying in property type. The original submission was for a side extension over the existing garage to create annex accommodation with a separate front door. This was a contemporary design approach with a double pitched roof, vertical windows and the use of contrasting materials to create development which identifies the old and the new. Zinc cladding was proposed in both green and grey with beige render and aluminium window and door frames. It was considered both the form and the use of materials could not be supported in this case. The development would give rise to an incongruous addition which would not be sympathetic to the existing dwelling or street scene. Officers advised that a more traditional design approach would be more appropriate in this case.

Amended plans have been submitted which show a side extension using matching materials tiles, brick and render. The double pitch design remains however with the use of more traditional materials and fenestration this can be supported.

Representations

Objections were received in relation to the original submission from the owner/occupiers of: -

353, 351, 384 Upper Shoreham Road making the following comments: -

- Out of keeping with houses in the vicinity

- The road will soon become a mismatch of properties.
- The proposed development will block much natural light in the afternoon from the bedroom due to the closeness of the east elevation.
- There may be an issue with drainage.
- The design is not sympathetic with the neighbouring set of three post war semi detached properties.
- The materials are too contrasting for this traditional residential area unlike the riverside.

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

The proposed extension as amended gives rise to a traditional design with use of matching materials. The proposal is a first floor addition onto the existing ground floor garage and rear/side extension. It is a subservient development, set back from the front elevation and down from the ridge. It is set in from the boundary by a minimum of 0.97 metres. Development Management Standards state 1 metre as a minimum however in this case the gap increases from this along most of the side of the extension and is to be built above the existing footprint. Therefore, on balance this is acceptable spacing between the properties will remain and the adjacent bungalow is set in from the boundary.

The extension will not over dominate the host dwelling or the pair of semi detached dwellings. The proposed annex accommodation will have a separate front door however this is disguised within the front garage door. The accommodation will also be linked to the main dwelling with internal doors. The building will appear as a single dwelling and this character will remain therefore not impacting the locality or street scene.

The extension will be in keeping in appearance, design and scale with the existing building. In this case within the street of traditional style properties of consistent appearance this form of development was sought.

Residential amenity

Due to the development being on the side of the existing building the attached dwelling will not be impacted at all in terms of the attached dwelling, loss of light, overbearing or loss of privacy. The development will be visible from properties opposite the site, however there will be no impact which would warrant a refusal in this case. Similarly the properties to the rear are at a distance and there would be no greater overlooking than already exists from the rear of the dwelling currently.

The main impact is to the adjacent bungalow to the east. There are side windows facing directly onto the side boundary, these currently receive limited light and outlook due to the close proximity of the boundary fence and the ground floor extension which due to its parapet design is higher than the fence. On balance it is not considered that the proposed first floor will result in a significant loss of light or overbearing impact which would warrant a refusal in this case in the light of the existing situation. No first floor windows are proposed on the side elevation and no increased overlooking will occur. A condition will be attached to ensure this is the case, the ground floor side door will remain.

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 east side of the building.
5. Annex must be linked to the main dwelling, internal doors must remain.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 19th June 2023

Authorised by: Peter Barnett Date: 20 June 2023