Expiry Date – 22/5/19

Development Control – Delegated Officer Report

Application Number: AWDM/0476/19 Recommendation – Grant

Site: 82 Williams Road, Shoreham

Proposal: Demolition of existing garage and construction of two-storey pitched roof extension to north elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 16/5

Site and Surroundings

This application relates to a semi detached house on the east side of Williams Road. It is a rendered gabled roof house with a pair of garages on its north side. It has a deep forecourt. Its semi detached pair is of a different design, 'L' shaped away from the site. It is gable fronted and its front wall sits well forward of the application site. They share the same rear wall line.

The property sits immediately south of an area of open space. Nos. 90 and 92, to the north of the open space, were built at the same time and in a similar fashion. No. 90 has had a similar two storey side extension, 1 metre off the boundary.

The buildings are not listed and are not in a conservation area. No protected trees will be affected.

Proposal

Planning permission is sought to replace the two side garages with a two storey side extension to create a ground floor living room and two first floor bedrooms. The front and rear walls extend 1 metre beyond each original façade and the roof is to be hipped.

Relevant Planning History

SU/22/03 - Two-Bedroom House (Attached To North Side). Refused 8.5.03, Appeal Dismissed 15.10.03

SU/144/82 – Double garage to side. Granted 9.9.86

Consultations

Highways:

'Summary
The proposal is for the Demolition of existing garage and construction of two-storey pitched roof extension to north elevation, it is located on Williams Road which is a unclassified Road subject to a 30 mph Speed limit.

Access
An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore there is no evidence to suggest that the existing access is operating unsafely.
Parking
The applicant has not submitted any plans showing current parking arrangements but upon inspection of WSCC local mapping the LHA can determine that there is adequate parking space already present and does not impact upon the Publicly Maintained Highway.
It is advised that with the removal of the garage and the potential of cycle parking the Local Planning Authority (LPA) may wish to consider conditioning cycle parking onsite, this however is at the LPA discretion.
Conclusion
The Local Highway Authority (LHA) does not consider that this proposal would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity. Highways considerations are also important.

<u>Neighbour amenity.</u>

The extension will not affect No. 80 to the south as it does not project forward of the existing site front building line. No. 84, to the rear, has its flank wall facing the site. This property has a landing and bathroom window in the first floor flank wall. The side hall window and kitchen door are obscured by an outbuilding within the curtilage of No. 84. No. 84 is south facing. The rear elevation and garden will not be affected. The front of No. 84 is 9 metres from the proposed extension. No overbearing impact will result. Proposed first floor rear bedroom windows will look over the front garden at 84, the least sensitive area of their property. No significant neighbour impact will occur.

Character

The side extension reflects a similar two storey extension added to the side of No. 92 to the north. It will not harm the spacing in the street of abutting the open space. The front and rear projections proposed are different to the addition at No. 92 but are considered to add interest and break up the width of the house.

Highways

The loss of the garages is not significant. The property has a large forecourt capable of accommodating 4 cars. Cycle parking can be provided in the rear garden via the retained side access.

The previous refusal for a house included a 5 metre front projection which was found to be harmful to character and appearance and also harmful to the parent building in terms of light and overbearing impact. No such harm will occur with this proposal.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No side windows.
5. Ancillary use

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 21.5.19

Authorised and signed by: Peter Barnett Date: 21 May 2019