Development Management – Delegated Officer Report

Application Number: AWDM/0677/15 Recommendation – APPROVE

Site: 29 Ravens Road, Shoreham-By-Sea, West Sussex

Proposal: Two storey side extension with integrated garage, single storey rear extension. Demolition of existing garage/workshop and rear conservatory.

Date of site visit: 1.06.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi -detached two storey dwelling within a street of various style dwellings, mainly comprising of two storey semi-detached dwellings. The application site is the southern half of a pair of matching semi-detached dwellings, a further matching pair to the north. To the south of the site are more traditional and larger scale semi-detached dwellings which form the main character of the street. Opposite the application site is a purpose build flat development with private grounds and parking.

As existing there is an access track to the south side of the application site, this leads to garages to the rear of the site. Also there is a detached garage to the side of the dwelling house abutting the access track. There is a driveway to the front of the garage and a front garden. The dwelling is set back from the street. There is also a flat roof conservatory to the rear of the dwelling.

Permission is sought to demolish the existing detached garage and rear conservatory. A two storey side extension is proposed to provide an integral garage with rear family, kitchen, diner, lounge space with an additional bedroom with ensuite and dressing room at first floor.

The originally submitted plans showed the two storey side extension to be 3.9 metres in width and 7.5 metres deep with a maximum height of 7.2 metres slightly set down from the main ridge. The rear single storey element with lean to roof, rooflights and flat roof addition has a maximum width of 9.8 metres. The main lean to part is 2.7 metres in depth with the flat roof addition with zinc roof to be an additional 1.4 metres.

Following discussion with the case officer amended plans have been received which show an additional set back of the two storey element from the front elevation by 0.1 metres, there is also set in from the side elevation by an additional 0.25 metres. The design detailing on the front elevation has also been adjusted to remove the

rendered panel and the proportions of the first floor front window has been altered to be more proportionate with the existing front windows.

Representations:

One email representation has been received from the owner/occupier of 15 Weppons, Ravens Road the following issues are raised: -

- This represents over development of the site.
- Dust, noise to near neighbours.
- More disturbance from building work.
- Problems with tradespeople parking.
- Street used for parking by commuters, obstructions to pavements.
- Highway safety issues, visibility, emergency services can't get through.
- Residents cannot park.
- Restrictions to proposed works – hours of work 8am to 5pm only and builders and trades people do not park on the opposite side if the road in front of flats and not on pavements.

One representation letter has been received from the owner/occupier of 12a Weppons, Ravens Road the following issues are raised: -

- No objection to the build.
- Concern over the extra congestion which will occur with deliveries.
- There are existing problems with parking in Ravens Road.
- Concern that people will encroach onto grounds of private flats and park cars without permission leaving the residents of Weppons with no spaces for their own cars and visitors.
- What safeguards will be put in place for the safety of everybody during the build.

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.

Visual amenity

As stated above the main character of the street is that of larger scale substantial semi-detached dwellings. The application site represents one of four dwellings of smaller more modest scale and more modern in design and appearance. It is

considered that the existing width of the application site is acceptable to accommodate such a development due to the existing siting of the detached garage which is to be demolished. The existing garage gives width to the plot that the similar dwellings to the north do not have. In addition the access track to the south allows for additional visual spacing between the main house and the dwelling to the south. There will be a distance of approximately 11 metres between the side elevation of the proposed two storey extension and the main part of the dwelling house to the south. The proposed extension therefore does not represent over development of the site and does not result in a cramped form of development. There is ample spacing providing an acceptable impact on the street scene.

In addition the design and scale of the proposed extension is proportionate to the existing dwelling. The extension is considered to appear subservient when viewed from the street scene. The amended plans show the removal of the rendered panel and detail changes to the first floor window. It is considered that this along with the slight reductions in set back and set in contribute to an acceptable subordinate extension. The extension with the render removed does not detract from the main dwelling house which forms the main design element with bays and render detailing. The simplistic matching brick design does not compete of detract from the original house.

The rear single storey element is also considered to be in keeping with the design and scale of the existing dwelling house the main part being of brick and tile construction with sloping roof to match existing. The monopitch roof also matches in design and size the extension at the adjacent, attached dwelling. The small flat roof element is considered to be acceptable in this case.

Residential amenity

The main dwellings to be affected by the proposed development are those either side of the site and opposite. No. 27 Ravens Road is to the south of the site, there is a distance of approximately 11 metres between the extension and the existing neighbouring property due to the access track. There is also screening along the side boundary of no. 27. There are no first floor windows on the side elevation of the proposed development, a condition is attached to ensure that no further openings are installed.

Opposite the site are the flats at Weppons, these dwellings will overlook the development which will be clearly visible within the street scene. It is however considered that the proposal will not result in any loss of light, privacy or overbearing impact in this case. The proposed front window at first floor does not result in any additional overlooking than already exists and would be normal within a residential street such as this. Concerns have been raised by residents of Weppons and these are set out and addressed below.

The dwelling attached to the application site to the north, no. 31 has an existing lean to single storey extension to the rear. This appears to be inline with the existing conservatory extension at the application site. The plans show the main part of the proposed single storey extension to be no deeper than the existing adjacent extension. With the flat roof addition extending 1.3 metres beyond. This relationship

is considered to be acceptable and does not result in any loss of light or overbearing impact to the occupiers of the attached dwelling.

Highway and Other Matters

The two representations letter/email have been received from residents opposite the site at Weppons. There is significant concern with regards to the parking issues within Ravens Road and the private flat development. It is considered that additional building work will contribute to this congestion and issues with highway safety. This however is not a concern that would warrant a refusal in this case. It is the responsibility of those working on site to park safely and legally and if there is cause for concern then local residents should contact West Sussex County Council or Local Police.

Concerns have also been raised with regards to noise and disturbance in relation to the proposed building works. In this case a restriction has not be added relating to hours of work as this is not normal practice for a householder development of this nature and could not be justified in this case. Similarly the planning authority cannot stipulate when a development is constructed (other than work is to be commenced within 3 years of the date of consent) therefore it would not be fair or justified to state that works cannot be carried out in the summer months despite the acknowledgement that there will be noise and disturbance as a result of the building works.

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:-

   L-100 – received 1st May 2015
   L-101 – received 1st May 2015
   L-102 – received 1st May 2015
   L-103 Revision a – received 20th June 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.

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

4. No windows or openings on the southern or northern side of the extension.

Informative

1. Proactive Statement – Amendments

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

Case Officer: Hannah Barker Date: 22nd June 2015

Authorised by: Jo Morin Date: 22.06.2015