Expiry Date – 11/12/12

Development Control – Delegated Officer Report

Application Number: AWDM/1226/12 Recommendation – APPROVE

Site: 406 Upper Shoreham Road

Proposal: **Single storey garage extension to west side, single storey sun lounge extension to east side in place of garage, single storey rear extension with Juliet Balcony alterations to first floor rear bedrooms and extension to roof to create habitable room including single dormer to front roofslope, two dormers to rear roofslope and rooflights to front and side roofslopes (Revised Development).**

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This property relates to a detached house on the north side of Upper Shoreham Road and on the corner of Adur Avenue. The property is an imposing dwelling with a hipped roof and front double storey gable feature. A mono pitched garage has been added to the east side.

The property is part rendered part red brick with a tiled roof. A new boundary wall has recently been added to the Adur Road boundary.

Back in the early 1960's the end of the rear garden was hived off and a chalet bungalow built known as Che Bar accessed off Adur Road. This property sits on higher land as the land slopes up from Upper Shoreham Road.

The property has two vehicle entry points, one off the main road and a second off Adur Avenue.

The property is not in a conservation area and is not a listed building and there are no protected trees on the site. There are protected trees on the public grass verge on Adur Road adjoining the site.

This application has been revised since first submitted and is for the conversion of the existing garage into a living room, the erection of a new garage on the west side and the erection of a single storey rear extension with Juliet balcony railings to the two existing rear bedrooms. Also proposed is the formation of a room in the roof involving the erection of a front dormer, two rear dormers and rooflights in the front and side roofslopes.

Relevant Planning History

14/01 – Gates (1.2 m high) at front & side accesses (retrospective). Granted 26.2.01

179/93 – Amendment of roof of proposed garage to lean-to roof. Granted 30/11/93

126/93 – Attached garage on east side (to replace existing). Granted 27/9/93

230/64 – Bungalow and garage. Granted 18/9/64

54/60 – Outline bungalow and garage. Granted 21.3.60

Consultations

Adur Tree Officer – does not think this development will affect the trees on the Adur Road verge and recommends WSCC be consulted as they manage these trees.

Representations

No reply received to re- consultation on revised scheme. Two objections received in response to consultation on superseded scheme, from No. 404 and Che Bar behind, summarized as follows:

i. The flank glazing to the sun room on the east side would look directly into No. 404's side bay window and result in a loss of privacy;
ii. Double doors proposed on the side of the sun room would open directly onto a small patio area adjoining 404's side bay causing further loss of privacy;
iii. The balconies would overlook 404's garden;
iv. Che-Bar will be overlooked by this development, particularly from the balconies

Relevant Planning Policies and Guidance

National Planning Policy Framework (DCLG 2012)
Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1 and AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.
South East Plan (GOSE 2009): BE1, CC1, CC6

Planning Assessment

Principle

Where extensions will have no significant impact on neighbours and are of acceptable design quality permission will generally be forthcoming.

Visual/Residential amenity

Policy AH7 (b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general. DC Standard No.3 states that dormers should not overdominate the roof. The revised roof proposals

show the previously proposed side and one front dormer removed. The two rear dormers are small in scale and set well within the roofspace. They are permitted development in themselves. The single front dormer is of a similar scale and appearance and also acceptable. There are many examples of front dormers, of varying designs, within close proximity of the proposal, see photos on file.

The existing property has an original double storey rear addition in the centre of the rear wall. Permission is sought to extend either side of this rear addition, at ground floor only. These extensions are less than 3 metres deep and slightly more than 3 metres high in part, allowing for the slope of the land. The extension is set off the east boundary, with No. 404 by 5 metres and as a consequence will not be harmful. It sits 3 metres inside the Adur Road boundary and so will not be harmful to the appearance of the streetscene.

Previously proposed balconies on top of this rear flat roof have been removed and the existing bedrooms are to be altered to have inward opening doors and Juliet balconies instead. These are acceptable and will not lead to increased overlooking. The detail of the balconies is little explained and so a condition is recommended.

The existing garage on the east side of the house is to be converted into a living room. This does not involve extending the building at all but includes the installation of a window in the front wall, in place of the garage door and three new rooflights in the existing roofslope. These alterations are permitted development.

Finally proposed is a new garage on the west side of the building up to the side boundary with Adur Road. This garage has been set back from the front of the building by 1 metre in the revised scheme. The garage is proposed with a mono pitched roof to match the roof of the existing garage on the other side of the building. The house on the opposite corner has not extended to the side but does have modest outbuildings in this gap. As the extension is single storey only building up to the side boundary is not considered to be a significant intrusion in either the streetscene nor the Adur Road building line (Che-Bar being the only house on this side of Adur Road).

Vehicle access off Adur Road exists so there is no alteration to the highway to facilitate access to the new garage.

Trees -

There are 4 protected trees on the grass verge in Adur Road. The tree officer does not consider the development of the garage will be harmful to the tree roots. A new garden wall on this boundary has recently been erected without apparent harm and these trees have since been pollarded by West Sussex County Council. Nonetheless the development is within 1.5 metres of a protected tree and so a condition is recommended that details of the construction methodology and details of the footing construction be approved for the garage prior to works commencing in order to ensure this tree is not made unsafe by the development.

Recommendation

APPROVE for the reason:-

The revised proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the National Planning Policy Framework, Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and AB25 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings and the South East Plan (CC1, CC6, BE1, and T4).

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved Plans
3. External materials to match existing
4. No windows to be formed in west side wall
5. Juliet balcony details
6. Details of tree root protection

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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? Y/N

Case Officer signed: MOK Date: 14/2/13

Authorised and signed by: PD Date: 14.2.13