Development Management - Delegated Officer Report

Application Number: AWDM/0792/19 Recommendation – APPROVE

Site: 21 Southdown Road, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and construction of single storey rear extension and alterations to first floor rear window.

Date of site visit: 4.06.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a substantial end of terrace property on the western side of Southdown Road in Shoreham. As existing the dwelling has a rear first floor projection and ground floor rear additions including a long rear conservatory. Consent is sought to remove the conservatory and to construct a single storey rear addition 5 metres in depth up to the boundary to the south and with a 0.4 metre set in from the boundary with the attached property to the north. Also shown on the plans and contained in the description is a proposed rear first floor window. As this is within the original part of the house it is considered to be permitted development and therefore will not require planning consent in this case. Therefore the works for consideration here are the single storey rear extension only.

Amended plans have been received showing the windows on the side elevation of the extension to be fitted with obscure glazing and be fixed shut above the boundary flint wall. This is to avoid any overlooking and loss of privacy between neighbouring properties.

Representations

2 representations received from the neighbours either side of the site.

19 Southdown Road: - We have no problem with the proposed alterations to the ground floor extension provided that there is no damage to the adjoining flint wall during and after development.

Object to the siting of the west facing window on the rear elevation it is not in keeping with the architecture of the house it is too close to the boundary line and not in the centre of the rear wall. It gives an imposing view overlooking our garden and workshop/music room. The elevation of the window is also low and not 800mm from the internal finished floor level. The proposed siting of this window suggests direct access to the roof of the extension thus a balcony or raised platform.

23 Southdown Road: - We have no essential problem with the proposed work bar two observations. There must be no damage to the flint wall adjoining our properties

either during construction or afterwards through subsidence or similar deterioration. The proposed full length windows seem intrusive. Given the lack of vegetation between our properties following the building works these windows will be close to our property and will give clear line of sight over the top of the wall. We'd prefer it if they were either removed from the plans or kept below the level of the top of the wall.

Following the submission of amended plans the neighbours have confirmed that they are happy with the obscurely glazed, non opening windows provided that they will remain as such at all times.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property, the proposal involves the removal of a much deeper extension which is adjacent to the southern boundary. The proposed extension is wider and shallow than the existing extension at 5 metres in depth, it is adjacent to the southern boundary and there is a slight set in of 0.4 metres to the neighbour to the north. The scale of the extension is in keeping with the existing dwelling house, it is a simplistic form and design with parapet roof and roof light it is in keeping with the existing dwelling. The proposal will not be visible within the street scene. Although the building is rendered the proposed extension is shown to be constructed in brick. The brick is a light buff colour similar to the colour of the existing render. The agent has send details as Tbs Hammersmith London Stock, a condition is attached to ensure that this brick is used as materials will not match existing. This variation is considered acceptable.

Residential amenity

The main properties affected in this case are those either side of the site, to the north and south. Both representations are set out above. To the south the neighbour has the existing deep conservatory along the boundary, the replacement will be limited to 5 metres along the adjacent boundary and therefore will be an improvement in this case. Although this neighbour has concerns with the first floor window, this is permitted development in this case and therefore despite the overlooking which may

occur there would be no justification here to resist the window or to insist that it is obscurely glazed and/or repositioned.

To the north the extension will be closer to the neighbouring property than existing and 5 metres in depth with a set in of 0.4 metres. Development Management Standards state that in cases such as this an extension should be limited to 3.5 metres along the boundary. In this case there is a 2 metres high flint wall on the boundary and some vegetation on the application side. It is assumed that this vegetation will be lost as a result of ground works and there will be no screening here, however as existing the high level vegetation also blocks some light and does not give rise to a current open aspect to the side. This is taken into consideration when looking at the increased depth here beyond 3.5 metres. Further justification is due to the 0.4 metre set in combined with an existing side parapet wall which abuts the side of no. 23. Therefore when looking to the rear from the internal patio doors at no. 23 due to the set in and existing side wall the extension will not be clearly visible or dominant in addition to this current projection. On balance the depth proposed can be supported.

The side windows were initially considered to be unnecessary and unneighbourly by the case officer. However the neighbours discussed between themselves the option of obscurely glazing the top section, amended plans were subsequently received and are for consideration here. A condition is attached to ensure that the glazing above the flint wall is to be obscurely glazed and non opening therefore protecting the amenities of the adjacent occupiers. This is therefore considered to be acceptable.

A condition is also attached to ensure that any damage to the flint walls on either side is made good by the applicant, both during construction and subsequently.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Use of Tbs Hammersmith London Stock.
4. No additional windows on the north or south elevation of the extension.
5. As shown on the drawing hereby approved 2019-23-21SR-004 Rev B received 10th June 2019 the top section of the windows on the north elevation shall be obscurely glazed and fixed shut where the windows exceed the height of the existing flint boundary wall. The glazing shall remain in place at all times and shall not be altered without prior consent from the Local Planning Authority.
6. During and after construction and implementation of the consent hereby permitted any damage and repair work to the boundary flint walls on the north and south boundaries shall be made good in like for like materials and construction at the cost and responsibility of the applicant. Any future damage as a result of the extension hereby permitted shall be made good.

7. No roof terrace

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 26th June 2019

Authorised by: Peter Barnett Date: 26 June 2019