Development Management - Delegated Officer Report

Application Number: AWDM/1380/19 Recommendation – APPROVE

Site: 13 Edburton Gardens, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension to rear of garage (garage to be converted to study)

Date of site visit: 9th September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a link detached two storey dwelling within a cul de sac of similar properties in Shoreham. There is an existing flat roof garage to the side of the property and a conservatory extension to the rear. Consent is sought here for a flat roof extension to the rear of the garage. The extension will be slightly higher than the existing flat roof and will infill a recessed area between the host dwelling and neighbouring property. A small gap is to remain between the extension and the neighbouring dwelling. The extension is to provide a W.C utility. The plans also show the existing garage to be converted into a study with the front garage door replaced by a window and a door.

Not forming part of this application but also proposed at this site is a replacement rear extension, removing the existing rear conservatory and a proposed brick and tile extension with monopitch roof. This is being considered under a prior approval larger householder application AWDM/1387/19.

Representations

2 representations received from the occupier/owner of no. 12 Edburton Gardens – the following points are raised: -

- Insufficient information to assess how this would structurally affect my adjoining property.
- Party Wall implications.
- The proposals include the change of the garage to a room changing the character of the street, against the adjacent owners wishes still permitted development.
- Impact of noise and disturbance due to garage conversion.
- Includes a separate front door over looking to my front room
- Plans show the roof to the side extension to be higher than the garage implications for drainage and if raised then this needs to be shown on a revised plan and has implications for street scene.
- If the gap is narrower than 0.5 metres then access impeded, issues for maintenance, damp and downpipe damage.

- Garage conversion plans insufficiently detailed. Roof may need to be increased.

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, despite the slight increase in flat roof height above the existing garage, it will not be clearly visible within the street scene. It is set back behind the existing garage. A modest extension set within an existing recess, it is in keeping in scale and subservient to the main dwelling.

Materials to be used will match existing.

The applicant has referred to the possibility of the requirement to raise the roof of the existing garage and any impact this may have on the street scene. For consideration are the plans as submitted. Any amendment will be judged on its own merits.

Residential amenity

Due to the position of the extension the main property to be affected is the link detached neighbouring dwelling, no. 12. The extension is adjacent to the boundary of this property however there is a slight set in and the extension will be adjacent to a blank side wall of the neighbouring property. The extension will not project beyond the existing rear wall of the neighbouring building. There will be no loss of light, privacy or overbearing impact as a result of the development.

Much of the concern and objections from no. 12 adjacent relate to the garage conversion which is permitted development and therefore not for consideration here. Its planning merits are not for discussion. The extension to the rear of the garage is to be considered here and the impact of such development and not the proposed garage conversion. Should any amendments be proposed then each case will be judged on its own merits and advertised as necessary.

Much of the concerns also relate to Building Regulations and Party Wall matters which are covered by separate legislation and would not restrict planning consent being granted in this case for the proposed development as submitted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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.

Case Officer: Hannah Barker Date: 30th September 2019

Authorised by: Peter Barnett Date: 2 October 2019