Development Management - Delegated Officer Report

Application Number: AWDM/0578/15 Recommendation – Approve

Site: 32 Old Fort Road, Shoreham-By-Sea

Proposal: Front extension to garage, proposed single storey rear extension and re-siting and reduction in width of entrance gates with corresponding relocation of crossover

Date of site visit: 21 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached three storey house on the south side of Old Fort Road. It is proposed to construct a single storey extension at the rear measuring 4.5m wide, 2.4m deep and 2.8m high with a shallow pitched glazed roof. It will 'square off' a corner of the dwelling at the rear by lining up with the existing living room.

Also proposed is a garage extension at the front of the property measuring 8m deep, 5.8m wide and 3m high with a flat 'green' roof and green wall to the north elevation.

Finally, it is proposed to alter the position of the existing vehicular access and crossover, reducing the entrance width and erecting new brick piers and gates.

Relevant site history

ADC/0284/07 - Extensions to existing house, 2 storey to front (north) elevation, extension over garage to north/west corner, second floor extension to front and west side with alterations to existing roof terrace and internal alterations – approved

Consultations

None

Representations

None received

Relevant Planning Policies

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 rear extension will have little impact on the overall character and appearance of the dwelling. The proposed garage extension will bring the building closer to the road but a distance of 11.5m will remain to the pavement. It will be no further forward than the existing outbuilding at the front of the neighbouring dwelling to the west. A number of other properties on the south side of the road also have outbuildings and front extensions of similar depth.

The use of a green wall and roof will not match the existing white render of the existing house but it is not considered to be unduly harmful in the context of the street scene.

Residential amenity

The rear extension will not have an adverse impact on the neighbouring dwelling to the west. That property has a blank side wall and rear windows which are overshadowed by a canopy roof.

The garage extension will run alongside the neighbour's garage and will not cause any significant increase in loss of light or outlook for the front facing windows in the house.

Accessibility and parking

The alterations to the access will move the entrance further east with new piers, gates and crossover. The specification will require highway approval but the works will not result in highway safety concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials as specified
3. Permission relates to approved plans

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

1. 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.
2. Highway approval required
3. PFA

Case Officer: Peter Barnett Date: 6 August 2015

Authorised by: Gary Peck Date: 6 August 2015