Expiry Date – 22/4, ppa to 28/4

Development Control – Delegated Officer Report

Application Number: AWDM/0304/21 Recommendation – Grant

Site: 35 The Avenue, Shoreham

Proposal: New porch to front elevation and part single-storey, part two-storey extension to rear and single storey extension to east side.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/4

Site and Surroundings

The application site relates to a detached chalet bungalow on the north side of The Avenue almost opposite the junction with Buckingham Avenue in the outer suburb of Shoreham.

The property is not in a conservation area and is not a listed building.

The property has previously been extended at the side and rear and into the roofspace. Rear garden access exists on the west side. The east side passageway is obstructed with fencing and a shed.

To the east is a two storey detached house with a deep ground floor extension on the common boundary beyond which is a conservatory. To the west another two storey semi detached house which has been extended at rear and side ground floor and into the roof.

Proposal

Planning permission is sought for a flat roofed front porch, a single storey rear extension to square off the back wall and the extension of the rear gable roof out over the existing ground floor addition. A projecting mono pitched side addition on the east side is proposed with front and rear windows to light and ventilate an existing living room.

The front porch will project 1.5 metres forward of the main front wall. The rear ground floor infill will extend 3.1 metres in depth and is flat roofed to a maximum height of 2.65 metres. The first floor gable is to be extended 2.1 metres out with a gable roof to match the existing. Side rooflights are shown in the new gabled roof and have been annotated as obscurely glazed.

A light box on the east elevation projects 900mm out and has a window in the end walls, north and south, and a mono pitched roof.

This application largely mirrors the 2017 approval with the most notable differences being the projecting east side window and flat roofed porch in place of an approved pitched roof one.

Relevant Planning History

AWDM/0057/17 - Front entrance porch to south elevation and two-storey rear extension to north elevation. Granted 29.3.17

AWDM/0013/14 - Addition of front gable to extensions previously approved under AWDM/0523/13 (west side extension with accommodation in roof space, front dormer and hip to gable roof extensions at rear and east side). Granted 31.01.2014

AWDM/0523/13 - West side extension with accommodation in roofspace, front dormer and hip to gable roof extensions at rear and east side. Granted 09.09.2013

ADC/0003/09 - Single-storey rear/west side extension. Granted 10.2.09

Consultations

Previously
WSCC Archaeologist: The proposed rear extension to the north of 35, The Avenue is essentially in-filling a corner of two areas of existing extension to the north of the house. Taken into consideration previous ground disturbance and the modest size of the proposed extension and front porch I believe that these works can be treated as de minimis and do not require any archaeological investigation. Furthermore, there are no known archaeological sites or reported discoveries in the immediate vicinity of the application site. No further action on archaeological grounds required.

Representations

Both adjoining neighbours have commented as follows:

The west facing rooflight needs to be obscurely glazed to avoid overlooking.
Overdevelopment.
East side 'light box' will leave little clearance to the side boundary and be disruptive in its construction.
2 storey extension will cause loss of light and worsen the overlooking situation being closer to our rear garden.
Recent rear garden landscaping works has caused disruption and parking problems. This proposal will result in the same.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

This development is largely to the rear and therefore not visible in the public realm. The east side projecting window is far enough back along the flank wall and behind fencing that it will be little glimpsed from the road. A simple flat roof porch is also proposed which will have no consequent impact on character.

Neighbour amenity

The extensions are well removed from the boundary with No. 33, to the west. The west facing rooflight is shown to be obscurely glazed in the revised drawing. A condition requiring it to have a cill level of 1.7 metres or above is also recommended.

No. 37, to the east has a deeper single storey extension on the boundary with the site and a conservatory beyond this. A bathroom window in No. 33's side wall is hidden behind the boundary fence. The conservatory has an opaque roof.

No significant loss of light will occur and nor will the rear extension be overbearing. The first floor window will be deeper into the plot but will not cause overlooking into the conservatory and will only marginally increase the potential for overlooking of the rear garden. This level of overlooking does not merit a refusal.

The east side projecting window will remove the potential for rear garden access on this side but there is access on the west side. It will not be harmful to neighbour amenity with windows in the front and rear elevation only.

Sone disturbance to neighbours during a build is inevitable. If a persistent nuisance occurs Environmental Health protections would apply.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *East and west facing rooflights obscure/1.7m cill*
5. *No new side windows*

Informative

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? YES.

Case Officer signed:	MOK	Date: 28.4.21
Authorised and signed by:	Peter Barnett	Date: 28 April 2021