Development Management - Delegated Officer Report

Application Number: AWDM/1527/17 Recommendation – Approve

Site: 66 Kingston Lane, Shoreham-By-Sea

Proposal: Demolition of the existing garage and out buildings and proposed single storey side extension and rear garden store.

Date of site visit: 6/11/17

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling on the west side of Kingston Lane. The area is characterised by properties of a similar style, with two storey semi detached dwellings to the north and to the rear (west). To the south is a semi detached chalet bungalow. As existing there is a prefabricated garage building to the southern side of the house. It is close to the southern boundary and set slightly forward of the house. Behind this is a flat roofed brick outbuilding. It is proposed that both these structures are to be removed.

A single storey side extension is proposed the full depth of the dwelling, 7.8 metres, it is 3 metres wide. It is proposed to have a half hipped roof up to 3.2 metres in height. The building will be set in from the side boundary and finished in materials to match existing. It will provide a utility, W.C and an enlarged kitchen.

Also proposed is a flat roof garden store building adjacent to the rear boundary. This is proposed for household storage only and ancillary use. It is required due to the loss of existing storage in the out building and garage which are to be removed. Strictly speaking this structure does not need planning consent due to its height being under 2.5 metres.

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’
Submission Adur Local Plan as modified in accordance with the inspectors recommendations (2016) Policy 15
National Planning Policy Framework (March 2012)

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 side extension is clearly visible within the street scene. It appears more in keeping and subservient than the existing prefabricated garage building. Being attached to the house it is also set in from the side boundary. Amended plans have been received which show the front of the extension slightly set back to avoid over hang of the eaves beyond the front elevation. The front window on the extension has also been increased in size to match the first floor window. The matching roof form and use of materials will further improve the appearance of the dwelling.

The garden building will have no adverse impact upon the visual amenities of the locality as it is to the rear of the dwelling and not visible within the street scene.

Residential amenity

The main property to be affected by the proposed extension is no 68 Kingston Lane to the south. The driveways of these properties abut with a low level wall along the boundary. The front door of no. 68 and some secondary windows currently face onto the side of the garage at the application site which abuts the boundary. The proposed extension, although higher will be set in from the adjacent property. There will be a space of 1.1 metres between the extension and the boundary. There are two windows facing south onto the boundary with no. 68. These are a kitchen and w.c window these are to be conditioned to be fitted with obscure glazing only and to be fixed shut unless above 1.7 metres above finished floor level. This will avoid any overlooking onto the boundary as these are additional openings to be created. A condition is also attached to ensure that no further openings are to be created here. The impact upon the neighbour here is acceptable and there will be no significant loss of light, privacy or overbearing impact that would warrant a refusal here.

With regards to the rear store, this will be visible from surrounding properties to the rear of the site. It is however considered that such buildings are commonplace within gardens in residential localities such as this. There will be no adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glazing to the southern elevation of the building
5. No additional openings on the southern elevation.

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

Informative

Proactive with amendments

Case Officer:	Hannah Barker	Date: 14th November 2017
Authorised by:	Peter Barnett	Date: 14 November 2017