Development Management – Delegated Officer Report

Application Number: AWDM/0696/22 Recommendation: APPROVE

Site: 29 The Drive, Shoreham-By-Sea, West Sussex

Proposal: Side and rear ground floor extension, first floor side and rear extension including loft conversion.

Date of Site Visit: 7th June 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within a street of properties of similar design many of which have been extended and altered over time. There is an existing ground floor flat roof extension adjacent to the boundary and adjacent is a single storey extension with steep pitched roof. There is a cat slide roof to the side. A single storey out building is in the rear garden adjacent to the southern boundary. Many neighbouring properties have added a flat roof dormer to the side of this roof to extend at first floor. Consent was originally sought for a ground floor extension replacing the existing flat roof rear extension and part of the existing pitch roof extension, extending 3.3 metres beyond the rear of the adjacent property and reducing in depth away from the boundary, this unusual design was required to accommodate the drains on site. Also proposed was an extension to the side of the existing property, set back, adjacent to the boundary of flat roof design. A first floor side and rear extension was also shown on the original plans. A loft conversion included a hip to gable extension to the side.

Amended plans have been received following advice from officers that the side gable extension could not be supported. This gable combined with the rear and side extension would give rise to an overly large and bulky development out of keeping with the scale of the existing building and surrounding street scene. It is noted that there is a gabled roof further to the north within the same street at no 45 however this was added to an existing hipped roof on a different original building design and did not include extensions to the side also. This therefore does not set a precedent for the development originally proposed here. The amended plans show the side gable removed and a hipped roof proposed above the side first floor extension. Roof lights have been added and the side windows are shown to be obscurely glazed and high level opening under 1.7 metres above finished floor level.

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The scheme as amended gives rise to a subservient and sympathetically designed development. When viewed from the street the side extension appears in keeping and combined with the hipped roof is not overly large or bulky. The rear extensions will not be clearly visible within the street scene, both the first floor addition and ground floor extensions. The first floor rear extension is lower than the ridge and projects from part of the rear of the building. The angled design of the extension to the rear is designed for practical reasons however it does add interest and is not harmful in terms of visual amenity. Materials to be used

Residential amenity

The main properties to be affected are those either side of the site. To the north is the attached dwelling. The extension at ground floor is built up to the boundary with this property and it will extend by 3.3 metres beyond the neighbouring single storey extension. Development Management Standard No. 2 states that adjacent to the boundary of an attached dwelling a single storey extension can project up to 3.5 metres, in this case the proposed complies with the guidance. The first floor rear extension is set away from this boundary and will therefore not result in any significant loss of light or overbearing impact to warrant a refusal in this case.

To the south the neighbouring property has a flat roof garage built up to the boundary. The single storey side extension will be adjacent to this. The first floor side extension will bring the bulk of the building closer to the neighbouring property however at first floor level only. The first floor rear extension will also increase bulk to the rear. Due to the spacing between the dwellings, any loss of light or overbearing impact in this case would not be considered to

warrant a refusal in this case. There are windows at the neighbouring property on the first floor facing the site, windows are proposed in the new development facing south. The amended plans show these two side windows to be high level opening only and obscurely glazed up to 1.7 metres above finished floor level. They serve a dressing room and bathroom so there is no concern with these having limited outlook to protect the amenities of those opposite.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension or roof slope. First floor side windows serving the bathroom and dressing room high level opening only and obscurely glazed unless above 1.7 metres finished floor level.

Is recommendation contrary to letter(s) of representation Y/N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th July 2022

Authorised by: Peter Barnett Date: 14 July 2022