Development Management - Delegated Officer Report

Application Number: **AWDM/0342/15**

Recommendation – Approve

Site: 343 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Proposed single storey side (west) and rear (south) extension with raised patio area to south and east elevation.

Date of site visit: 31 March 2015

Neighbours checked: Y

Additional neighbour notifications: 39 Mill Lane notified 23.03.2015

Proposal, Site and Surroundings
The site relates to a detached house located on the south side of Upper Shoreham Road, to the west of its junction with Mill Lane. This is a predominantly residential area comprising of a mix of dwelling types and designs.

Permission is sought for the construction of a single storey side and rear extension and a raised patio area in the rear garden. The extension would be an 'L'-shaped design, effectively wrapping around the rear and side walls. The rear part would be 4.7 metres in depth from the rear of the house and set in from the side (east) wall by approximately 0.4 metres. To the west side the extension would by approximately 2.9 metres in width from the existing side wall and would replace the existing garage structure. A lean-to roof is proposed, hipped at the corner, measuring 3.6 metres in height from the side ground level. A raised patio area is proposed to the side and rear of the proposed extension which would be set at the finished floor level of the extension, approximately 0.4 metres above the ground level within the garden.

Relevant site history
AWDM/0256/13 Construction of single storey side (west) and rear extension with juliet balcony at rear and formation of new vehicular access to frontage. Approved 28.06.14

Consultations
None relevant

Representations
None

Relevant Planning Policies
Adopted 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 (CLG 2012)

Planning Assessment

Visual amenity
The design of the extension to the side would appear subservient to the main house and relatively sympathetic through the use of matching materials. The extension at the rear would be sympathetic in terms of scale and through the use of matching materials. The bulk of the extension at the rear would not be readily visible in the streetscene and would not harm the visual amenities of the site or surrounding area.

Subject to the use of matching materials for the extension, design and the impact on the character of the area is considered acceptable.

Residential amenity
The main impact of the extension itself would be to the occupiers of 345 to the west as the extension would be well separated from No.341. No.345 has a garage to the side with 3 side windows (serving the garage and secondary windows to the lounge at the rear), a conservatory to the rear of the ground floor and a small balcony to the rear of the first floor. There is 1.8m high fencing along this boundary and a section of conifer hedging along part of the side boundary maintained at around 3 metres height.

As was the case with the previous scheme, the proposed extension would extend approximately 2 metres beyond the main rear wall of No.341 and not beyond the rear of the conservatory. The height of the extension would be 2.4 metres to eaves level but with the roof hipped away at the corner setting much of the bulk away from the boundary, although to a lesser extent than the previously approved mansard/lean-to design.

Although the current scheme has not replicated the low eaves level of the previously approved plan, having regard to the relationship with No.341, where there is a garage at the side of the house, the proposed extension would not cause any significant threat to residential amenity in terms of loss of light or outlook. A condition is recommended to prevent any further side windows being installed in the interests of protecting privacy.

Recommendation

Approve
Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows
4. Permission relates to approved plans:
   Unnumbered Site Plan deposited 17 March 2015
   Unnumbered Block Plan deposited 17 March 2015
   Drawing number mm/01/Upper343 entitled ‘Existing & Proposed Plan’ deposited 17 March 2015
   Drawing Number mm/02/Upper343 entitled ‘Elevations, Roof Plan & Proposed Plan’ deposited 17 March 2015

Informative:

- Proactive statement
- Contamination precaution

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

Case Officer: Rebekah Smith Date: 20 April 2015

Authorised by: Peter Barnett Date: 20 April 2015