Development Management - Delegated Officer Report

Application Number: AWDM/0087/19 Recommendation – APPROVE

Site: 60 Downsway, Shoreham-By-Sea, West Sussex

Proposal: Front porch, single storey side (north) extension, two storey rear (east) extension.

Date of site visit: 25th February 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached white weather boarded property on the corner of Downsway and Edburton Gardens. The ground levels rise from south to north. There are similar properties surrounding the site with the use of different materials of standard pitch roof design, semi detached, terraced and detached. Many have flat roof front porches. The area is characterised by its open plan open frontages to properties.

Consent is sought for a two storey rear extension of 2.8m depth, with wrap around single storey side addition. A pitched roof front porch is also proposed.

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 (February 2019)

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

Due to its position on the corner of the street, with also a road to the rear, the property is prominent within the street scene. The use of weather board is a common feature within the wider area however the directly adjacent properties are tile hung, therefore this property appears individual on the end of the row.

The side and rear extensions and front porch will all be visible within the street scene and wider area. There is a brick boundary wall on the north side adjacent to the highway. The single storey side extension will be visible above this, yet it is set back from the front of the property. The rear extension will bring the property in line with the rear projection at the adjacent property. The extensions overall will not be overly large and will appear subservient to the main dwelling. They will be in keeping in character and scale with the main dwelling with materials to match existing.

The front porch is small in scale in relation to the main house, a pitched roof design is shown in this case. The predominant style of porches and storm shelters in this locality is flat roof design. However in this directly adjacent row of properties there are no porches. On balance in the light of this being the end of a row on a corner, and the pitched roof design of the main house and proposed side extension it is considered that in this case the design is acceptable. It would not conflict with any uniform character in this case.

Residential Amenity

Due to the property being on the corner, although the extensions will be visible from surrounding adjacent properties, there will not be any effect with regards to loss of light, privacy or overbearing impact. The main property to be affected is that directly adjacent to the south. This has an existing rear two storey projection, the extension will be in line with this. There is a ground floor glazed door on the side elevation of the neighbouring property at ground floor which will face onto the side of the new extension. Any loss of light in this case would not be significant and would not warrant a refusal in this case. The two storey extension has a blank side elevation and a condition is attached to ensure no windows are proposed on this side to avoid any overlooking.

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 south elevation of the extension.

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

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.

Case Officer: Hannah Barker Date: 26th February 2019

Authorised by: Peter Barnett Date: 26 February 2019