Expiry Date - 13/10/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1179/23 Recommendation – APPROVE

Site: 17 Fairfield Close Shoreham-by-sea West Sussex BN43 6BH

Proposal: Proposed single storey rear and side extensions, front porch, and hip-to-gable roof extension with front roof lights and rear dormer

Date of site visit: 25/09/2023

Neighbours checked: Y

Additional neighbour notifications: Y – re-notified about the change in description of the proposal to include the hip-to-gable roof extension and rear dormer on 05/09/2023.

Site and Surroundings:

The application property is situated on the north side of Fairfield Close within a low-scale residential area of Shoreham-by-sea. The property is a semi-detached bungalow comprising predominantly wet dash render in a yellow shade to upper elevation and red painted blockwork to lower elevation, a concrete tiled hipped roof, and white UPVC openings. The property has a moderate plot size and is set back from the public realm behind a shallow wall and hardstanding. The hardstanding extends from the public realm alongside the side (east) and passed the rear of the bungalow to where a relatively large detached garage is located, paired with the adjacent neighbour's to the east No. 19 Fairfield Close. The rear garden space is of a moderate size and is bounded by a tall fence to the shared boundaries.

The attached property No. 15 Fairfield Close to the west has a contemporary appearance in the street scene comprising white render elevations, grey concrete tiles, and anthracite grey openings. This neighbour has extended their property by way of a hip-to-gable roof extension including a rear (north) facing dormer and a rear extension (this development does not benefit from permitted development rights and there is no recorded application for planning permission, as such, the development is unlawful and carries limited weight in the decision for the works the subject to this application). The semi-detached pair are set slightly in front of the semi-detached pairs either side, as is the pattern of the alignment of properties within the street scene. Properties along Fairfield Close consist of semi-detached bungalows of a similar footprint and plot size, form, massing, with regular spacing between.

Proposal:

Permission is sought for a hip-to-gable roof extension to the side (east), single-storey extensions to the rear (north) and side (east), and a front (south) porch. The roof extension would be finished with concrete tiles, the side and rear extensions would be finished with render and a 3 layer felt roof (false mono-pitch to front), and the front porch would be finished with render and a matching tiled pitched roof.

The roof conversion would involve extending the ridge by approximately 4.7m to the side (east), which would be in situ above the existing eaves line. The roof conversion would include 2No. roof lights to front, a first-floor window to side, and a rear facing dormer which would measure approximately 2.55m tall and 5.95m wide with a rear facing window and Juliet balcony.

The proposed single-storey extensions would project from the property's respective rear and side elevations and create a connected 'wrap-around' style extension. The rear extension would project approximately 4m from the original rear wall, have a width of approximately 8.2m, and flat roof height of approximately 3.1m (3.3m to roof light level). Rear facing bi-fold doors are proposed. The side extension would project approximately 1.35m from the original side wall the full length of property (9m) and 13m inclusive of the rear extension projection. The side extension would have a false mono-pitch roof to front which would measure approximately 3.8m high before stepping down to the flat roof height of 3.1m and 3.3m to roof light levels, blending with the rear extension element. 3No total roof lights are proposed (1No. serving the side extension and 2No. serving the rear extension).

The proposed porch would project from the front of the property and would measure approximately 1.5m deep, 2.65m wide, and 3.8m to ridge height, shallowing to 2.6m at eaves level. A window to the front and door to the side (east) are proposed. 1No. replacement window to the easterly side of the front elevation to the original house is proposed.

Representations: None.

Consultations: None.

Relevant Planning History: None.

Relevant Planning Policies and Guidance
Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (Revised September 2023)

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed works would result in a readily visible alteration to the street scene by virtue of the roof extension and side extension which would subsequently increase the massing and scale of property. Notwithstanding, it is considered that these works would not result in a materially unacceptable impact and would not give rise to an unsightly or out of character form of development owing to the appropriate design, matching materials proposed, and the context of the surrounding area; there are many properties along Fairfield Close that have achieved roof, rear, and side extensions of varying forms and scale. The hip-to-gable and side extension would result in the closing of the gap to the adjacent neighbour to the east which would break the aforementioned pattern of spacing of the semi-detached properties on the street scene, however, sufficient spacing between the properties would still remain and this would not be so harmful to visual amenity to justify refusal on these grounds. The side extension would align with the principal front of the dwelling; no amendment to set the extension slightly back was sought in view that other properties along Fairfield Close (namely No. 11) have achieved a side extension which sympathetically blends with the existing front of the property, as is the case here. Further, a false mono-pitched roof is proposed to the front of the extension which would match the main roof and be angled to align with the existing plane of the roof, harmonising with and respecting the character of the dwelling. The front porch would not appear disproportionate and would reflect the character of the dwelling by virtue of the pitched roof and matching eaves height, along with the matching materials proposed. The rear dormer would be in situ approximately 0.4m under the ridge of the original dwelling and largely removed from viewpoint.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed rear extension would project alongside the boundary with the attached No. 15 leaving a gap of approximately 0.4m. This would match the extent of this neighbour's unlawful extension and therefore no adverse impact would occur to this neighbour. Irrespective of No. 15's rear extension and in considering the proposed extension in isolation, it would not result in an overbearing or overshadowing effect so materially harmful to render it unacceptable. The only openings proposed would face into the applicants own garden so no unneighbourly overlooking would occur.

The rear extension would not detrimentally impact the living conditions of the adjacent neighbour to the east No. 19 owing to the positioning and scale of the paired garages, which appear to already affect the amount of light

received into these properties' rear garden spaces depending on the time of the day. This situation may slightly worsen by virtue of the scale and massing of the extension but this would not be to a materially harmful degree. The side extension would pull the application property closer to the boundary by approximately 1.35m, leaving a gap of approximately 0.6m. In view of the absence of windows to the rear of No. 19's side (west) elevation, it is considered that no overbearing or overshadowing would occur. The only windows that exist to this side elevation of No.19 are towards the front; a small obscured window (presumably serving a bathroom) and a kitchen window. The kitchen windows of the two properties as exists currently face directly towards each other at a relatively close distance, the proposal would therefore result in an improvement insofar as overlooking issues are concerned.

The porch would be situated to the centre of the front of the property and would not give rise to an unneighbourly impact.

The proposed first-floor side (east) window would face towards No. 19. This window is considered acceptable in view that it would serve the first-floor hallway and not a habitable room. No material overlooking would occur as the other openings proposed would face into the applicants own property and/ or be located a sufficient distance which would overcome overlooking concerns.

The proposal is acceptable on residential amenity grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Side Openings to Rear and Side Extension

Informatives:-

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.

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

Case Officer: Jason Albon Date: 12.10.2023

Authorised by: Date: