Development Control – Delegated Officer Report

Application Number: AWDM/0238/13 Recommendation – Approve

Site: 3 Upper Kingston Lane, Shoreham-By-Sea

Proposal: First floor extension to north side.

Date of site visit: 5th March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the western side of Upper Kingston Lane in the built up area of Shoreham-By-Sea. The dwelling is of unique design and character with single storey additions to the front, a side balcony and tiling to the front elevation at first floor and also a tiled parapet concealing a flat roof from the front. There is a front driveway with tall hedge to the front boundary.

There have been various planning consents relating to the property which include: -

SU/182/80/TP – Single storey extension to rear and balcony.
SU/13/83/TP – Garage and toilet extension at front.
SU/34/92/TP – Annex in garden.
SU/34/92/TP – Single storey side extension.

Permission is sought to extend the dwelling at first floor on the north side of the building. This will result in the removal of the existing tiled parapet which is screening the flat roof behind. A first floor addition will be built on top of the existing flat roof and the front wall will be vertical to match the existing front wall which is constructed in brick and painted white.

The extension is 1.7 metres wide and 6 metres deep. The roof height will match existing continuing the main ridge. The roof tiles will match existing along with the brick work which will be painted white to match existing. The extension will provide an enlarged bathroom and bedroom.

Representations: No third party representations have been received

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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

It is considered that the extension will be in keeping with character and appearance of the existing dwelling house. It will be built in materials to match existing and will provide a subservient addition to the main dwelling. The works will result in the removal of the tile parapet to the northern side of the front elevation. This feature does not form part of the original building. The main original cat slide tiled roof will remain. It is considered that there would be a visual improvement to the front elevation in this respect. With a first floor extension with vertical front wall which matches the painted white rendered wall the other side of the cat slide roof. The extension has been designed with two eaves. The front eaves level is lower with the corner and side eaves to match the existing eaves level of the main building. This allows the extension to be constructed inline with the existing building design whilst providing the required additional floor space.

Residential amenity

The main property to be affected by the proposed extension is no. 5 Upper Kingston Lane the detached dwelling to the north of the site. This dwelling is in close proximity to the side elevation of the application site. The main part of the extension will be built adjacent to the blank side wall at no. 5. There is a high level window on the side elevation slightly further back which may be affected with regards to loss of light. It is however considered that this window is not likely to serve a habitable room and being on the side in such close proximity to no. 3 the existing light received will be limited.

It is not considered that there will be any additional overlooking to the adjacent dwelling. There is as existing a bedroom and bathroom window and balcony in close proximity to the side of the neighbouring property. The extension will bring the dwelling closer to the adjacent neighbour than existing. As existing the side bedroom window is set further back and adjacent to the neighbours high level window. Although the proposed side windows will be closer the room layout will be altered with the bedroom being to the front with the bathroom set back. The new side bedroom window will face onto the side blank wall of no. 5. It is therefore not considered necessary to condition this side window to be obscurely glazed. However due to the position of the new side bathroom window and the use of this room a condition is attached to ensure that the bathroom window is fitted with obscure glazing.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials and finish to match existing.
3. Prior to commencement of works the tiled parapet shall be removed in its entirety.
4. The proposed bathroom window on the north side elevation of the extension hereby permitted shall be fitted with obscured glazing at all times.
5. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Drawing no. 0913:2 – received 8th March 2013
   Drawing no. 0913:1 – received 8th March 2013.

Informatives

1. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

2. 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: Hannah Barker Date: 5th April 2013

Authorised by: Jo Morin Date: 5 April 2013