Development Management – Delegated Officer Report

Application Number: AWDM/1831/22 Recommendation – APPROVE

Site: 32 Cheal Close, Shoreham-by-Sea, BN43 5RQ

Proposal: Proposed false pitched roof rear and side extensions. Proposed flat roof front extension.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

No. 32 Cheal Close is an attached bungalow, situated within the Shoreham Beach Estate, and is located on the north side of the road. The property is positioned end side onto the front, with the longer stretch of dwelling running into the garden area, this is generally characteristic of the north side of the road. The dwelling is linked to its neighbour by an attached garage.

The Proposal:

The application seeks permission to:-

- False pitched roof side extension measuring approx. 4.7m deep x 3.3m wide x m high x approx. 3.2m high;
- False pitched roof rear extension 5m deep x approx. x 7.6m wide x approx. 3.2m high;
- Flat roof front extension forward of the existing garage, will measures approx. 8.1m wide x 2.2m deep on the east elevation, and is shown to be 1.7m deep on the west elevation x 2.5m high.
- The flat roof of the extension will continue to the east by a further approx. 3.75m, and rest on a post to create an open canopy.

Consultations: None

Representations: Original Plans: 2no. letters of objection 30, 34 Cheal Close

- Reason I bought my property for the glass frontage and view, the 2m front extension will encroach on this feeling of openness and space;
- Reduce my view;

- Outlook will be onto a brick wall;
- Will block me in;
- My feeling of space will be severely impaired by the extension;
- The rear extension will take most of the full length of their garden,
- Loss of privacy;
- Noise and disturbance as the extension is close to our garden fence;
- Flat roof would be an acceptable compromise;
- Loss of light from the pitched roofs, which will also affect my plants;
- Design and size out of character
- Overdevelopment

Amended Plans: No representations received

Relevant Planning Policies

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 2021

Relevant Planning History:

AWDM/1262/20 Single storey rear extension
Approved 06.10.2020

AWDM/1591/20 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.7m from rear wall of the original house, maximum height 2.8m and height of eaves of the extension 2.55m
Approved 16.11.2020
(NB: side extension only)

AWDM/1506/21 Single storey rear extension; render to whole dwelling
Approved 22.09.21

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

Cheal Close is characterised by predominantly bungalows, mainly semi-detached and detached, or as in the case of the application site, linked attached.

As can be seen by the history of the site, there are approvals for rear and side extensions, but these were for flat roofed extensions, and the proposal would be for false pitched roof extensions at these points.

The dimensions of the earlier permissions were:-

- The side extension under AWDM/1591/20 measured 3.75m wide x 4.7m deep x 2.6m high;

- The rear extension under AWDM/1262/20 measured approx. 4.1m deep x 7.6m wide x 2.8m high;

- The rear extension under AWDM/1506/21 measured approx. 4.1m deep x 7.6m wide x 2.8m high.

The dimensions of the current proposal are not too dissimilar to the earlier permissions, the main difference is that the rear extension as proposed will be 900mm deeper and the overall height from the approved flat roof to the proposed false pitched roof will be approx. 400mm. This change in height is not considered to result in a material loss of existing residential amenity to either of the immediate neighbouring properties.

There are windows in the west elevation facing no. 34, however, the windows are high level and the cill heights are over 1.8m, and therefore it is not considered that the windows would result in any unacceptable overlooking to the neighbour.

The neighbouring properties have written in to object to the original proposal, with one neighbour (no. 34) objecting to the forward extension, however, it is a distance of 2.2m forward of the garage, and their own front windows are set back from their own garage, it is thereby considered that the physical stretch of 2no. garages separating no. 34 from the forward extension at no. 32 together with the setback aspect from their front windows will mean that there will not be a material loss of outlook or view from no. 34 resulting from the forward extension.

No. 30, to the east, is positioned much further forward than No.32, and sits approx. 1.6m from the mutual boundary, as too does the application site, making an approx. separation between the two properties of some 3.2m. No. 30 has a high level window facing the front garden of the application site together with a half glazed side door and wing side window to the door. This wing window will look out to the side elevation of the proposed front extension.

However, the front extension will be approximately 7m distant from the window at no. 30, and therefore it is not considered that there will be a material loss of outlook to no. 30, moreover, there will be a condition attached to any permission, limiting any further windows in the side elevations of all the extensions.

The front extension will also include a roof canopy between it and the side elevation of the application site. As the roof canopy will be over a void, i.e. no

side elevation, it is not considered that it will have any material impact on the existing residential or visual amenities of no. 30.

The design of the front extension is considered to be complimentary to other properties in Cheal Close, and the open canopy is a design trait of other properties too, thereby it will be an appropriate design feature and will be in character with the locality.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 09.03.2023

Authorised by: Peter Barnett Date: 9 March 2023