Development Management - Delegated Officer Report

Application Number: AWDM/1625/18 Recommendation – APPROVE

Site: 25 Beach Green, Shoreham-By-Sea

Proposal: Single storey rear/side extension; conversion of garage to habitable room

Date of site visit: 5th November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet, rendered and weather boarded bungalow. There is a garage attached to the side of the property. The building is on the corner of Beach Green to the north and Beach Road to the west.

Permission is sought to convert the existing garage to a bedroom and replace the front garage doors with a front window. Also proposed is a single storey flat roof addition to the rear of the garage to provide a play room. This is to be built up to the boundary, due to the position of the dwelling in relation to the side boundary the proposed extension tapers to the rear. It is 5.6 metres in depth and reduces from the width of the rear of the original garage to 2.3 metres in width to the rear. It is in line with the rear wall of the bungalow. A flat roof design is proposed to match the height of the existing garage roof; it is to be a continuation of this building.

Adur and Worthing Councils: - Environmental Heath: - Contaminated Land – It is recommended that the precautionary contaminated land condition and PFA informative is attached.

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 (July 2018)

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

The proposed extension is to the rear of the existing garage and will not be clearly visible within the street scene. It is modest in scale and subservient to the main dwelling. The garage will be converted with the front garage doors to be replaced with a window. It is not considered that the loss of the garage door will have any adverse impact. The bungalow is of a unique style and appearance and properties along this part of the road do all vary in style, scale and finish. The changes in this case would therefore not impact upon the street scene or the character and appearance of the bungalow detrimentally. Materials will match existing.

Residential amenity

Due to the position of the bungalow and the extension, adjacent to the boundary with no. 21, this is the only property which could potentially be impacted in this case. The extension will be enclosed between the side boundary and the existing side elevation of the building. The extension will continue the roof of the existing garage. This flat roof will be slightly higher than the existing boundary fence and will be visible down the side of the neighbouring dwelling. It is not considered that the proposed extension will result in any significant loss of light or overbearing impact in relation to the neighouring property. There is space between the boundary and the neighbouring property. There would be no justification for a refusal in this case.

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 east elevation of the extension.

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

1. 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.
2. PFA informative
3. Precautionary contaminated land condition.

Case Officer: Hannah Barker Date: 27th November 2018

Authorised by: Peter Barnett Date: 27 November 2018