Development Management - Delegated Officer Report

Application Number: AWDM/0096/22 Recommendation – Approve

Site: Galleons Reach, The Street, Shoreham-by-sea

Proposal: Demolition of existing garage and construction of two storey side extension with gable end. Rooms in roof consisting of hip to gable extension and rear dormer with Juliet balcony.

Date of site visit: February 8th 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Galleons Reach is a hip roofed detached house in The Street. It has a garage attached to its east side and a rear single storey extension. It is proposed to demolish the garage and part of the rear extension and construct a two storey side extension. Also proposed is a hip to gable roof extension on both sides of the roof (the roof will extend over the proposed side extension) and a rear dormer with juliet balcony.

The plans have been amended to rescue the width of the side extension and rear dormer and to barn hip the roof to match other houses in the street.

The side extension, as amended, will be 1.45m wide.

Relevant Planning History

Various extensions

Consultations

West Sussex County Council: The Highways Authority has no objection. The LHA does not anticipate that the proposal would give rise to a material intensification of movements to or from the site. The existing garage has approximate internal dimensions of 2.1m x 5.2m, which does not meet the minimum internal dimensions for single-car garages of 3m x 6m set out in Manual for Streets (MfS). Therefore, the LHA does not consider the existing garage as parking provision, as it is likely only large enough for a small car to be parked inside. It is not unreasonable for the LHA to believe it may be being used for other purposes (e.g. storage). Notwithstanding the above, the potential overspill parking from the loss of one garage is not anticipated to result in any highway safety or capacity issues. The site does benefit from an existing driveway with provision for two car parking spaces. The LPA may wish to consider the potential impacts on on-street parking from an amenity point of view. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the

existing arrangement is operating unsafely or that the proposal would exacerbate an existing safety concern. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations

Objection received from occupiers of High Trees (house to west):

1. LOSS OF LIGHT: We have windows for our lounge and kitchen on our east wall, the construction of the hip to gable extension and rear dormer would impact significantly on the light in our house.
2. LOSS OF PRIVACY: The proposal includes windows on the west side in the roof of the construction which would overlook our house and garden that is currently private and not at all overlooked. We have a low roof so this would significantly reduce our privacy. The balcony would also reduce our privacy.
3. OVERBEARING The application looks overbearing for the size of the plot and appears to be an over development of a family home.
4. NOISE AND DISTURBANCE We are all working at home, this is going to cause significant disruption and noise for a prolonged period of time that is going to be detrimental to our lives.

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The reduction in width of the side extension ensures that it will be at least 1m of the boundary to the east, therefore complying with the Council's guidance on residential extensions and preventing a terracing effect.

The addition of barn hips is more in keeping with other houses in the street and helps to reduce the bulk of the proposal, as does the reduced size of the rear dormer.

The proposal is considered to be acceptable in the street scene.

Residential amenity

The house to the west, High Trees, has windows in its east side facing the site. Some are positioned forward of Galleons Reach but there will be some impact on them as a result of the proposed roof extension. The addition of the barn hip has reduced the bulk of the roof and it is not considered that the impact on light will be sufficiently harmful to warrant refusal. It should also be noted that a hip to gable roof extension could usually be constructed as permitted development so consideration must be given to that fallback position

The dormer will allow views across the adjoining gardens but this will be no worse than is experienced in a usual residential area. There are many examples of dormers and first floor windows which obtain views of neighbouring gardens in the street. Side windows in the extension are to be obscure glazed to prevent intrusive overlooking.

The side extension has been brought off the boundary with Chancton to the east. That property only has two small secondary windows on the side elevation and is not adversely affected by the proposal.

Parking and access

The loss of the garage will potentially result in a reduction in parking on site although it is noted that the existing garage is substandard in size. Space will remain on the forecourt for parking of cars and there are no highway or amenity concerns associated with the loss of the garage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. Obscure glaze side windows

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 28 March 2022

Authorised by: Gary Peck Date: 31 March 2022