Development Management – Delegated Officer Report

Application Number: AWDM/0253/24 Recommendation: APPROVE

Site: 49 Upper Kingston Lane, Shoreham-By-Sea, West Sussex

Proposal: Proposed roof extension to form barn hip gable and rear dormer; single storey side and rear extension. Demolition of the existing garage and existing conservatory

Date of Site Visit: 25th March 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling with front gable and tile hung bay on elevated ground on the corner of Upper Kingston Lane and Hawkins Road Shoreham. There is a detached garage to the side and conservatory to the rear both of which are to be removed.

A single storey side and rear, wrap around extension is proposed with a curved edge set back from the front of the property and in from the side boundary by 0.7 metres. The rear extension projects by 2 metres. The extension is contemporary in style in its form and use of materials with white render, simple use of glazing and flat roof.

Also proposed is a hip to barn hip gable extension and rear flat roof dormer. The applicant's agent refers to this being permitted development, this may be the case in terms of its volume however the rear dormer is to be clad in vertical white cladding. Therefore materials will not match existing and therefore planning permission is required and this element of the development will also be considered.

Representations: - None received

Consultations: - West Sussex County Council Highways Authority: -

An existing garage will be lost as part of the proposals. However, the existing driveway appears of suitable size to accommodate a sufficient amount of off-street parking provision to serve the dwelling.
In summary, 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 115), and that there are no transport grounds to resist the proposal.

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 (December 2023)
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 site is clearly visible within the street scene being on elevated ground level and on the corner. The barn hip gable will change the appearance of the building and it will no longer match the adjacent attached dwelling. However this is not considered to be harmful to a degree that would warrant a refusal here. It should also be noted that such a development could be carried out under permitted development which would result in a similar change. On this basis the barn hip can be supported. A number of other corner properties close by have carried out similar development.

The rear dormer could be built under permitted development with matching materials. It is not considered that the use of non-matching materials will impact detrimentally upon the character and appearance of the dwelling or street scene. The contemporary, subtle remodelling of the building with the single storey crisp addition and new white render combine with the vertical cladding to enhance the building.

The side extension will be visible also however it will be low level and subtle in relation to the main building. The curved design makes good use of the space to the side of the dwelling whilst adding interest in appearance.

Solar panels are shown on the plans to the dormer and the single storey extension, no details are given and these are conditioned for details to be submitted.

Residential amenity

Although the proposed development will be visible from many neighbouring properties it will only affect the attached dwelling to the east and the bungalow to the west directly.

The rear extension at 2 metres in depth will replace the existing conservatory and adjacent to the boundary with the attached neighbour this is not considered to have any adverse impact. Development Management Standard No. 2 states that up to 3.5 metres could be acceptable here.

The single storey extension is set in from the boundary with the adjacent bungalow by 0.7 metres, the existing garage abuts the boundary here. There is the neighbours drive adjacent and a side door and window. It is not considered that the extension will be harmful to the adjacent dwelling in terms of loss of light or overbearing impact. There is a utility window proposed and first and second floor side windows facing west. These are shown on the plans as being obscurely glazed and a condition will be attached to ensure that this is the case.

The dormer will face towards gardens to the rear, as stated above such a development and resultant over looking could occur if a dormer was to be built under permitted development therefore there are no grounds for concern here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with white render and vertical white cladding.
4. No additional windows on the west or east elevation of the extension. The windows on the west elevation shall be fitted with obscure glazing at all times.
5. Details of solar panels

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.

Case Officer: Hannah Barker Date: 26th March 2024

Authorised by: Peter Barnett Date: 26 March 2024