Development Management – Delegated Officer Report

Application Number: AWDM/00973/23 Recommendation: APPROVE

Site: 37 Connaught Avenue, Shoreham-by-Sea, West Sussex

Proposal: Proposed part single storey part two storey side extension.

Date of Site Visit: 01/08/2023

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings

The application site is an end of terrace property located in an unusual shaped plot. Directly to the west of the property is an access road to the rear parking areas for the terrace. The dwelling to the west is a detached two storey dwelling. The properties along Connaught Avenue have small front gardens with larger rear gardens. The application site unlike the rest of the terrace has a side garage and parking in the front garden. The access to the site is off Connaught Avenue and the access road.

The existing property has undergone a number of alterations including the conversion of the roof space. A number of properties along Connaught Avenue have had alterations, with multiple having outbuildings in the rear garden or other forms of development to the rear.

Proposal

The proposal seeks to extend the property to the side where the existing garage is, extending further to the rear of the existing garage footprint. The extension to the rear of the garage footprint will measure approximately 5.3m. At the rear the extension will measure 3.7m in width and follow the boundary line at an approximately 62 degrees.

The two storey aspect goes above that of the existing footprint of the garage providing a bedroom with built in storage within the eaves of the building. The roof form is stepped away from the boundary with a hip and a secondary step within the eaves. The western elevation is also stepped to avoid an unusual form at the first floor. Additionally, the stepping also allows for a less dominant feature on the boundary.

Planning History:

AWDM/0976/23
Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.10m from rear wall of the original dwelling, maximum height 2.95m and height of eaves of the extension 2.95m. Permitted 23/08/2023.

Consultations:

West Sussex County Council Highways:

This application is for the erection of a part single-storey, part two-storey side extension. The site is located on Connaught Avenue, an unclassified road subject to a speed restriction of 30 mph.

The proposed extensions are not anticipated to give rise to a material intensification of movements to or from the site. Existing access and parking arrangements will be unaffected.

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 111), and that there are no transport grounds to resist the proposal.

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

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

The site is located within the built up area boundary of Shoreham-by-Sea. The character of the area is residential with a number of properties within the direct locality having alterations from their original state. As such extending and altering the property is not considered to result in an alien form of development. Due to the proposed development being located at the end of the terrace the situation is different to those of its neighbours. The access road to the west allows for the development to go to the boundary without forming a terracing effect which would be

to the detriment of the visual amenity. The stepping of the roof form is considered to result in a development that respects the surrounding character ensuring the development will not appear cramped within the plot.

The proposed development is considered to be compliant with Policy 15 of the Adur Local Plan and the Extending and Altering Homes SPG.

Residential amenity

It is the neighbour to the west that the proposed development would have the greatest impact on. The neighbouring property to the east will not be affected by the proposed development due to the location on the opposite side of the dwelling.

There are not proposed to be any other openings on the extension facing the neighbouring property as such there is not considered to be any unacceptable overlooking or interlooking that would result from this extension. All other openings are to the rear. The windows on the east of the neighbouring property are all secondary windows further reducing the impact. With the separation distance from the nearest property to the west and the proposed location to the side of the dwelling with a step, there will not be any adverse impact on the sunlight available to the neighbouring property.

Flood Risk
Whilst the proposed development is located within Flood Zone 3 the proposed development is not considered to be at risk of flooding. This is due to the proposed development being located above that of the garage of the existing dwelling with only a minor extension to the side in terms of footprint increase. Floor levels will be no lower than existing. As such it is not considered to result in an increase in the flood risk within the site or within the direct locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation N

Informative

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: Finlay Gardner Date: 05/09/2023

Authorised by: Peter Barnett Date: 5 September 2023