Development Management - Delegated Officer Report

Application Number: AWDM/0201/21 Recommendation – APPROVE

Site: 14 Windlesham Gardens, Shoreham–By-Sea, West Sussex

Proposal: First Floor Rear Extension and Single Storey Rear Extension

Date of site visit: No visit use of photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached property within a street of similar properties. To the front is a driveway with a single storey flat roof addition set back to the north side, a two storey flat roof addition to the south side projecting to the rear and a two storey flat roof rear addition on the north side. There is a recessed area between the two, two storey rear projections. Consent is sought to infill this area with a two storey extension the same depth as the existing extensions and to add a single storey rear extension, 2.7 metres in depth with a flat roof. The two storey flat roof extension on the north side of the rear elevation will also be increased in height slightly and the proposed infill extension will match this raised height.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 existing flat roof addition to the building is visible within the street scene. The proposed rear additions will not be prominently visible, the first floor extension is between the existing projections and the single storey extension is set in from the side boundaries and elevations of the main dwelling and is also to the rear. Materials to be used will match existing. The extensions are in keeping in design, form and scale with the existing extensions to the building. Although unsightly, the extensions exist and are a material consideration in the consideration of the merits of this current proposal. While flat roof additions at first floor would not normally be supported in line with advice in the Council's Development Management Standards, the proposal would infill between existing flat roof extensions and would provide a consistent approach. The infill and slight raising of the height of the flat roof extension is not considered to be of detriment to the existing building in the light of the existing building design and, being to the rear, the works can therefore be supported exceptionally in this case.

Residential amenity

The main properties to be affected are those either side of the site. No. 16 to the north has a single storey rear extension with a window facing toward the side boundary. The proposed single storey extension will be adjacent to this however it will be set in from the boundary. The proposed extension has blank side elevations and therefore no overlooking will occur. The side window adjacent is unneighbourly as existing, however some loss of light may occur to the neighbour as a result however their main outlook is to the rear/east and therefore it is not considered that this impact will warrant a refusal in this case.

To the south no. 12 will be at a greater distance from the proposed extension due to an increased set in here. There is a rear projection adjacent, at a proposed 2.7 metres in depth it is not considered that the proposed extension will have any adverse impact on either adjacent neighbouring properties. Similarly the two storey extension is an infill therefore screened by the existing projections on either side. No adverse impact will occur here.

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 north or south elevation of the extension.

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

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: 22nd March 2021

Authorised by: Peter Barnett Date: 22 March 2021