Development Management – Delegated Officer Report

Application Number: AWDM/0013/24 Recommendation: APPROVE

Site: 6 Thyme Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey extension to rear, side and front to include an enclosed porch.

Date of Site Visit: 30th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within an estate of similar style properties. There is a garage to the side attached to the neighbours' matching flat roof garage, there is also a flat roof storm shelter to the front. The estate was originally uniform in character with tile hanging, white windows and doors, brick and tile construction. In recent years the character has begun to evolve within this locality with the addition of contemporary materials with composite boarding, grey window frames and a mixture of design. Recently, permission has been granted for the attached dwelling to have grey windows and cedar timber cladding to the building with a side two storey extension. A contemporary half enclosed porch was also approved which differs in style from those nearby. AWDM/1386/23.

Permission is sought here for a single storey extension to the front of the garage with a flat roof incorporating a front flat roof porch. A timber clad garage door is proposed with brick work to match existing. A side extension is proposed to the rear of the garage with a raised roof light over and the extension wraps around to the rear of the property up to the boundary with the attached dwelling. The extension is to be timber clad with a flat roof (other than the roof light.) The original plans showed a sedum roof but this has now been removed. Aluminium powder coated windows are proposed.

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 (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 front porch and extension will be clearly visible within the street scene, a contemporary addition which will give the building a crisp appearance whilst complementing the flat roof design of the existing garage, storm shelter and general style within the surrounding estate. The projection forward does not match the properties either side however there are other examples visible from the application site of flat roof garage projections and within this context it would not be out of keeping in this case. The roof light projects above the flat roof however it is set back and will not be prominent.

The side and rear addition would be visible from adjacent properties only and are modest in scale. They are subservient to the main dwelling.

Residential amenity

The garage at the application site is attached to the garage to the north. There will be an infill extension to the rear of the garage. There is already an addition to the rear of the neighbouring extension infilling this space, the extension will abut this and extend slightly beyond. To the south the wrap around extension to the rear will be adjacent to the neighbouring, attached dwelling. The extension will have a limited projection, of under 1.5 metres and therefore well below the 3.5 metres maximum recommended in Development Management Standard No. 2. It will therefore not result in any loss of light, privacy or overbearing impact to the neighbouring properties on either side.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to include timber garage door, power coated aluminium and brick work to match existing as shown on approved plans.
4. No additional windows on the north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th February 2024

Authorised by: Peter Barnett Date: 20 February 2024