Expiry Date - 02/03/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1748/14 Recommendation – APPROVE

Site: **2 Erringham Lodge 41 Buckingham Road Shoreham-By-Sea West Sussex**

Proposal: **Proposed single storey side extension, dormer windows and associated minor alterations. Proposed basement rooflight and lightwell.**

Date of site visit: 8/1/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached 2-storey traditional house on a corner plot. The wider area is residential in character.

The proposal is for a single-storey side extension with a mono-pitched roof to the northern side backing onto neighbouring build at Mews Cottage to the west, two front and a rear facing pitched roofed dormers and a basement roof light and light well. Three roof lights are proposed for the new roof pitch, two for the rear main roof slope and one for an existing single-storey rear extension. The new extension will measure 5.8m deep, 2.8m wide and 4.8m high. Materials would match the existing.

Relevant site history: None

Consultations

Adur and Worthing Councils: The EHO has no requirements.

Representations: No objections received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 proposed roof dormers would be modest in scale and designed to harmonise acceptably with the style of the dwelling. The extension will appear wholly subservient to the host house. Although the build would bring the dwelling's extent towards the boundary on the northern side, the form and limited scale of the addition would ensure that it would not be dominant or intrusive. The extension will be angled slightly from the existing axis of the dwelling but the build can be achieved without undue discordance in design terms. It is noted that there would be no windows or doors in the north side wall but given the absence of ground floor windows in the wall of the neighbouring building to which it will be attached and the current walling at this boundary, the effect on the street scene would not be significantly altered. The light well and basement roof light will be very unobtrusive set low down on the front bay footing and would not be obtrusive when seen from public vantage points and would not therefore harm the character of the house

Regard is had to the Shoreham Conservation Area being close by the west but the setting and character of the CA would not be compromised and on balance, it is considered that this proposal overall, will cause insufficient harm to the visual amenities of the area as to warrant refusal.

Residential amenity

The extension will have no windows that would overlook the neighbouring property apart from the west roof slope dormer and rear roof lights. These may overlook the garden of Mews Cottage but can be required to be obscure glazed and limited opening to protect amenity. No other impact is likely as the other roof lights will not be in positions that risk privacy and the build overall will not intercept light or harm outlook. The proposed front door and side light of the extension will face the road.

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. Obscure glazing to west facing dormer and roof lights
4. Approved plans: Location and block plan drawing no.09 Rev A and existing drawing nos. 03, 04, and 05 received 5/1/15 and proposed drawing nos. 06 Rev B, 07 Rev C and 08 Rev D and 11 received 11/2/15.

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

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Informative

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: L Simmons Date: 5 February 2015

Authorised by: J Morin Date: 17.02.2015