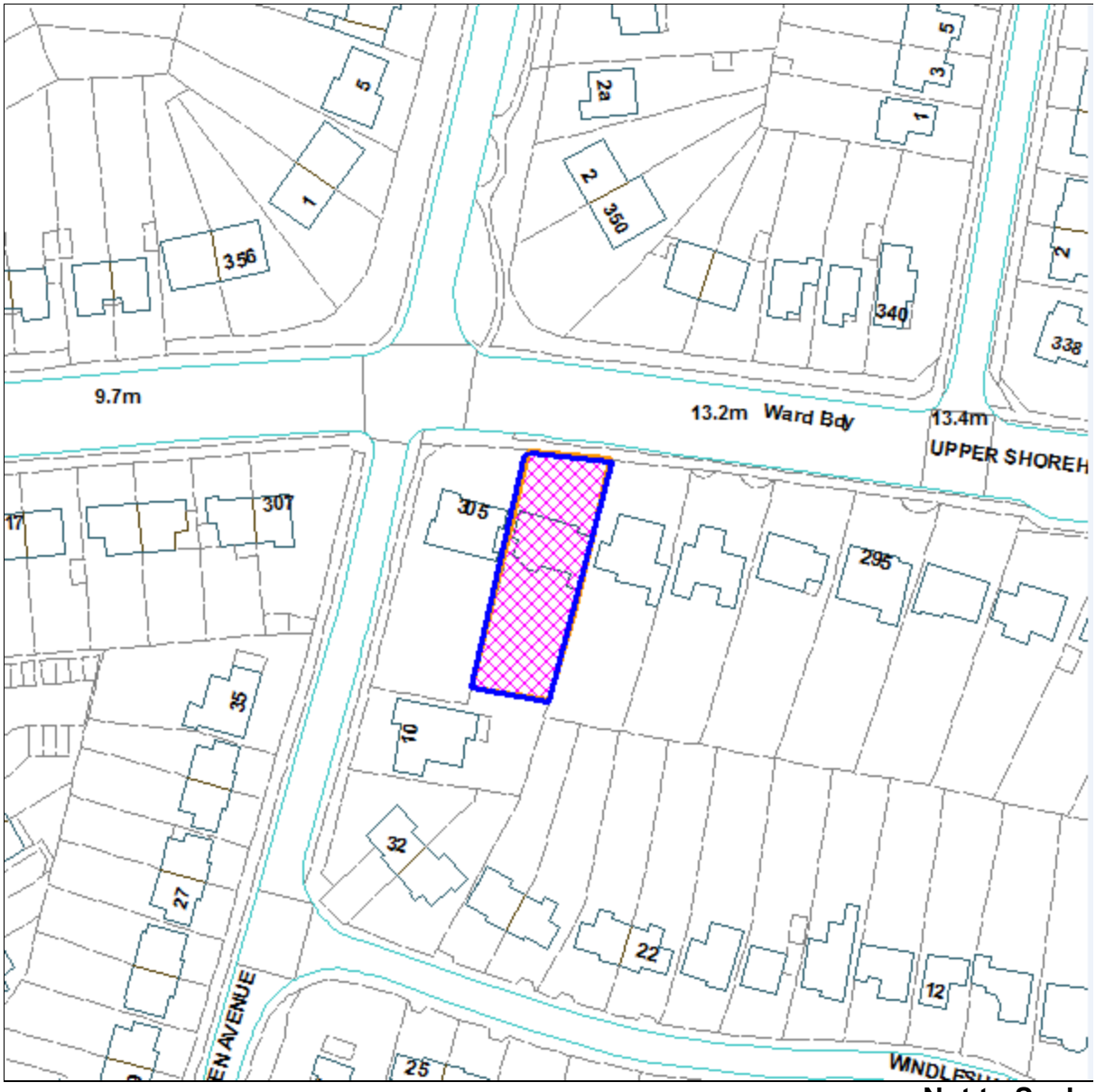
Application Number: AWDM/1632/16 **Recommendation – APPROVE**

Site: **303 Upper Shoreham, Shoreham-By-Sea, West Sussex**

Proposal: **First floor front extension over existing garage to north elevation and single storey side extension to west elevation.**

Applicant: Mr and Mrs K Boram Ward: St Nicolas
Case Officer: Hannah Barker



Not to Scale

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Proposal, Site and Surroundings

The application site is a substantial two-storey detached dwelling on the southern side of Upper Shoreham Road. The street and surrounding area comprises of mainly detached dwellings of similar scale with varying original design features many of which have been extended and altered over time.

The dwelling is set back from the highway with a front driveway with some soft landscaping. The main, original features of the building are the ground and first floor, curved bay windows. There is a single garage attached to the side with a later addition of a first floor extension above. There are no specific planning records for this first floor addition, although there is reference to an addition to garage in 1960, (SU/273/60.) The existing extension does not represent an overly sympathetic form of development. Yet its set-back combined with the modest roof form allow for the addition to appear subservient to the main dwelling. The roof form of the original dwelling with 'sprocketed' eaves and front bays still remain the dominant building form.

Consent is sought for a first floor addition above the existing garage forward of the existing first floor side addition. It is proposed to create an en-suite forward of the existing first floor bedroom. The original submission showed a flat roof extension 2.6 metres deep, 2.9 metres wide and 5.4 metres high. The extension would be flush with the front of the existing garage with the sloping hipped roof of the latter removed.

A small, ground floor, lean to extension also exists on the western side of the building behind a parapet wall. This currently is linked to the existing kitchen with side windows and a door facing onto the side boundary. There is also, set back behind this a boiler room and outside cupboard attached to the side of the building.

Consent is sought to rebuild this side section with a side lean-to roof the same width as existing at the front. The highest part of the lean-to would be the same height as the existing parapet wall, reducing to 2.5 metres adjacent to the boundary. The internal partitions are to be removed to form a dining room with one large window in the side elevation. The existing rear section of the extension is to be widened and remodelled to provide a utility room. It is to go from 1.1 metres to 1.9 metres wide, the utility extension will result in a solid side wall with removal of the existing openings.

The application has been submitted by a Councillor and therefore is brought to the Committee for determination.

Consultations: None undertaken.

Representations:

A signed letter has been received from owners of No. 301 Upper Shoreham Road stating that they have no objection to the proposed works including any guttering overhang.

Relevant Planning Policies and Guidance

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Saved Local Plan policies (ADC 1996): AG1, AH7
Appendix 11 'Supplementary Planning Guidance' comprising: Development Control; No.3 'Extensions and Alterations to Dwellings';
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection in principle to the alterations and extensions to this dwelling within the built up area of Shoreham-By-Sea. For consideration here is the impact of the proposed development upon the visual and residential amenities of the locality.

Visual amenity

Policy AH7(b) of the Adur District Local Plan requires extensions to be of a design and materials sympathetic to the original dwelling and the area in general.

Officer's considered the flat roof addition on the western side of the dwelling as originally proposed to represent an incongruous form of development forward of the existing extension, being of flat roof design. It would not have related sympathetically to either the existing side extension or the design and form of the main host dwelling. Amended plans were therefore sought and have been received showing a hipped roof added to the proposed extension. At the request of officers 'sprocketed' eaves where also added to link in with the main dwelling design whilst still appearing subordinate. The ridge of the extension is shown on the plans as being the same height as that of the existing extension with lower eaves to match the main dwelling.

The proposed amendments represent an improvement to the originally submitted design although the extension would no longer have the set-back that currently exists. Officers did request a further amendment in the form of a set-back of 0.5 metres to further improve the design which would have allowed some of the sloping roof to remain to the garage and allow the extension to remain a more subservient feature in relation to the main dwelling. The applicants have advised that they would like the application to be considered as first amended and are not willing to further amend the proposals. Although it is considered that an additional amendment would improve the design and appearance of the proposals still further, in the light of the

current extension and the improvements that have been made to the roof design, on balance, it is considered the side first-floor extension as amended is acceptable.

The side extension to the western side of the dwelling although also visible within the street scene is of much more modest scale. The existing parapet wall will be replaced with a sloping wall with tiled roof along the side of the dwelling. When viewed from the street the changes are of no consequence here.

Residential amenity

The neighbouring dwellings which would be affected in this case are Nos. 301 and 305 Upper Shoreham Road the properties either side of the site. Both are two-storey detached dwellings at a similar scale to the application site.

The first-floor addition to the east will abut the boundary with No. 301. A letter has been received to confirm that the owners of No. 301 agree to guttering and eaves overhanging the boundary if necessary for the purpose of construction. There is a ground floor entrance door at No.301 adjacent to the boundary of the site and two first floor side windows. These appear to be secondary obscurely glazed windows, any overbearing impact or loss of light to these windows is as a result of the proximity of the main dwelling and existing extension. It is not considered that the proposed extension would be to the detriment of the residential amenities of the occupiers of the adjacent dwelling. A condition is attached to ensure that no openings can be created on the side elevation of the extension to protect the amenities of the adjacent residents.

The ground-floor extension and alterations to the western side of the site are adjacent to the boundary with No 305 Upper Shoreham Road. There is a boundary fence which appears to be approximately 1.8 metres high between the properties. At No. 305 there a two single-storey side projections with windows and doors and also a side kitchen window and back door. The existing situation at the application site is that of side windows and doors facing onto this boundary. The proposals will result in the removal of the openings to the rear part of the side elevation and replacement with a solid wall. Despite it being closer it is not considered to have any adverse impact. The side kitchen windows and door at the application site are to be replaced with a dining room window. This room will also be served by a window to the front. In the light of the proposed window replacing existing openings and being no closer to the boundary there would be no greater impact than existing. A condition is also attached to limit the openings to those shown on the approved plans.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match existing
3. No additional windows or openings to be formed in west or east side walls of the extensions.

4. Approved plans

6th February 2017