# Development Control – Delegated Officer Report

**Application Number: AWDM/1441/18 Recommendation – APPROVE**

**Site: 98 Downside, Shoreham-by-Sea, BN43 6HE**

**Proposal: Single storey side annexe extension to east elevation**

**Date of site visit:** 11.10.2018

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site, Surroundings and Proposal:**

The application site lies on the north side of Downside and is on a corner plot with Downside and Truleigh Way to the east. No. 98 is a detached bungalow within a street that is characterised by a mix of bungalows and two storey dwellings. The site is on rising land and within the site this is very evident as the property to the rear, no. 5 Truleigh Way is significantly higher than the application site.

The proposal seeks to provide a single storey side extension to come to approx. 450mm from the side boundary, and will measure 10.63m long x 3.95m wide and will have a height of approx. 3.5m to the ridge for the front false pitch roof and approx. 2.75m high for the flat roof.

The extension will be used as an annex to the main house providing a livingroom/kitchen, shower room and bedroom. There will be a link door between it and the main house and will have further doors, one to the front and one to the rear.

Because of the land level changes within the site, the land will have to be removed in order that the extension will be level with the original dwelling, and a new retaining wall to the side will have to be constructed to hold back the land outside of the site. The plans indicate that this retaining wall will be to Structural Engineers details.

**Relevant Planning History:**

None

**Representations:** None received

**Consultations:**

WSCC Highways : *The site is accessed from Downside, an unclassified road with a speed limit of 30mph in this location.*

*Parking*

*The WSCC car parking calculator would envision 2 car parking spaces for a dwelling of this size in this location. The existing garage does not meet Manual for Streets (MfS) minimum internal dimensions of 3m x 6m and therefore cannot be counted towards parking provision. From our mapping there would appear to be sufficient*

*Any cars unable to fit on the frontage could be parked on the wider road network as there are no parking restrictions in the vicinity of the site and on-street parking is already occurring in this location. We would not consider that highway safety would be detrimentally affected through the proposed car parking provision. The Local Planning Authority (LPA) may wish to consider the potential impacts of this development on on-street car parking from an amenity point of view.*

*Conclusion*

*The LHA does not consider that the proposal for single storey extension would have 'severe' impact on the operation of the Highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.*

Councils Environmental Health: *No adverse EH comments on the application.*

**Relevant Planning Policies**
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance 2018

**Planning Assessment**

Development is acceptable in principle subject to the residential and visual amenities of the area.

***Visual Amenity***

The residential street is characterised by a mixture of detached and semi-detached dwellings; and a mix of two storey and bungalows. The side spacing to the properties are generally positioned very close to or onto side boundaries.

The application property is a detached bungalow and the proposal will put the dwelling very close to its outside side boundary to Truleigh Way, and this is suggestive of the other corner property no. 94 Downside which has also extended out to its side boundary, albeit not such a long extension as the application proposal at no. 98

Currently, as the site is on a corner plot, and the land is rising at that side (east), and also because there is an approx. 2m high fence at the pavement boundary, other than a small part of the side front section of the dwelling, the majority of the side of the dwelling is well screened from the road.

Further, the majority of the extension will be flat roofed with only the front elevation having a false pitched roof. This section for pitched roof will assimilate with the main

hipped roof, and the side elevation of the false pitch will continue back by approx. 1.4m, which will visually help to better assimilate the roofing with the host dwelling, before the view of the flat roof.

The proposed use of the extension would be as an annexe to the host dwelling, the doors into/out of the annexe are to the front, rear, and internally into the living/kitchen. The internal door will thereby allow integration of the annexe with the host dwelling. The accommodation provided by the annex is shown to be a living/kitchen; shower room; and bedroom. A condition on any approval for the annexe not to be an independent unit of accommodation but incidental to the existing dwellinghouse would be reasonable.

***Residential Amenity***

The proposed extension would be to the east side of the dwelling next to Truleigh Way, and there are no properties next to the application site other than no. 94 Downside which is on the opposite corner to the application site.

The property to the west no. 100 Downside, would not readily view the proposal from its position.

The property to the rear, 5 Truleigh Way, is on land much higher than the application site, and would be able to view the extension, but because of its elevated position and distance from the extension, some 12m and at an oblique angle, it would not suffer any material loss in residential amenity.

Lastly, the property opposite, no.'s 87 and 89 Downside, which are on lower land than the application site, are some 26m distant and thereby will not be materially affected by the proposal.

**Recommendation**

**APPROVE** subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. Not separate accommodation

**Informatives**

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 30.11.2018

Authorised by: Peter Barnett Date: 30 November 2018