Development Management – Delegated Officer Report

Application Number: AWDM/1998/22 Recommendation: APPROVE

Site: 54 Buckingham Road, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and erection of a single storey rear extension and 1st floor rear extension. Conversion of existing garage into additional living accommodation. New entrance porch. Extension and conversion of roofspace, including raising ridge height of roof on north side of the house and construction of 2no. rear dormers. New pergola to rear.

Date of Site Visit: 7th February 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey detached dwelling on the eastern side of Buckingham Road. The character of the street is that of substantial dwelling houses both detached and semi detached and many of which vary in appearance, design and use of materials.

The house as existing has a hipped roof and gable frontage with bays to ground and first floor. There is a two storey addition to the side with garage at ground floor. Consent is sought to raise the ridge of the side addition to add rooms in the roof (along with the original roof) and a first floor addition to the rear in line with the first floor of the rear of the house above an existing flat roof extension. The ground floor garage is to be converted to living space. The existing rear conservatory is to be removed and a single storey flat roof rear extension is proposed the same depth as the existing conservatory along the full width of the building. A pergola is proposed to the rear of the extension. A flat roof is proposed to the front elevation above the existing porch and to provide a storm shelter to the front. The loft conversion includes roof lights to the front and side and two flat roof dormers to the rear. The appearance of the building is to be altered with the use of dark grey stained larch cladding and clay roof tiles.

Amended plans have been received which clarify the height of the raised ridge in relation to the adjacent dwelling at no. 56 to show the ridge is lower than the neighbouring ridge height. The pergola has also been reduced in depth adjacent to the northern boundary.

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 (July 2021)
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 changes to the building will be clearly visible within the street scene. The changes in material will create a contemporary building which will combine the side addition with the main house to create a holistic development. The increased ridge increases the bulk of the building; however this element of the development still remains subservient to the original building and main ridge. The additions to the rear at first floor, ground floor and dormers combine to create substantial extensions to the existing building however the scale is in keeping with the plot and the character of the street, this does not represent overdevelopment and can be supported in this case.

Residential amenity

The main properties to be affected are those either side of the site. To the north the adjacent dwelling has recently been extended with a large ground floor extension to the rear. The proposed works to the side addition in terms of the ridge increase and first floor and ground floor additions will be adjacent to the side elevation of the neighbouring dwelling. There are windows facing towards the site which are either secondary or serve non habitable rooms. The impact upon these windows would not be such to warrant a refusal in this case. The pergola extends beyond the rear of the neighbouring extension, however this is an open structure and would not exceed 3.5 metres beyond the neighbouring rear wall, therefore would not be significantly detrimental in this case.

To the south there is a garage building adjacent to the boundary which will screen the proposed extension. On this side the conservatory exists and although solid in

construction the new extension will extend to the same depth. There will be no adverse impact in this case.

The front porch will have no impact upon light and outlook to properties either side. The rear dormers will face down the garden overlooking properties to the rear and either side. A dormer could be built in this case under permitted development and therefore the same overlooking could occur. In this case the development is difficult to resist.

Parking

The garage will be lost and replaced with habitable space. It is not considered that this will be harmful in terms of highway safety and parking. There is ample off street parking available to the front of the site for both vehicles and cycle parking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials dark grey larch cladding and clay roof tiles
4. No additional windows on the north or south elevation of the building.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st February 2023

Authorised by: Peter Barnett Date: 21 February 2023