Development Management - Delegated Officer Report

Application Number: AWDM/2029/21 Recommendation – Approve

Site: 39 Adur Drive, Shoreham-By-Sea

Proposal: Single storey side extension with bay window to front (garage removed), hip-to-gable roof extension with rear dormer and Juliet balcony

Date of site visit: 1 December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace property. It has a hipped roof and side garage. It is proposed to remove the garage and construct a single storey side extension the full depth of the house, measuring approximately 3m high with a flat roof, hidden behind a false pitch at the front. The extension will have a bay window to match an existing bay at the front of the house.

It is also proposed to construct a hip to gable roof extension on the north side and rear dormer with juliet balcony on the extended roofslope at the rear.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways Authority** has no objection.From inspection of the plans, the proposals will provide a fourth bedroom, a reception room, WCs and a utility room. Considering this, the LHA does not anticipate that the proposals would lead to a material intensification of movements to or from the site. The LHA does note that the proposals involve the removal of an existing garage. However, the garage as existing does not conform to Manual for Streets (MfS) specifications for single-car garages (3m x 6m), meaning it cannot be considered for parking provision. It is not unreasonable for the LHA to believe it may be being used for other purposes (e.g., storage). As such, the LHA raises no issues regarding potential loss of parking. The site benefits from an existing driveway which can accommodate at least one car. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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 side extension is modest and in keeping with the character of the existing house.

The roof extensions are large but such works are generally 'permitted development' (less than 50 cubic metres volume)and there are examples of large rear dormers on other houses close by. No. 18 has also carried out a hip to gable extension and it is not considered that there are reasonable grounds to object in terms of impact on the street scene.

Residential amenity

The side extension replaces the existing garage but will be deeper. The neighbour to the north has a rear conservatory and a rear window in a converted garage room close to the boundary. There will be some light loss to this window as a result of the increased depth and slight increase in height. However, in the absence of any objection from the adjoining occupier, it is not considered that harm will be serious enough to warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. Obscure glaze gable window

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 2 December 2021

Authorised by: Gary Peck Date: 5 December 2021