Development Control – Delegated Officer Report

Application Number: AWDM/1726/15 Recommendation – APPROVE

Site: 10 The Drive Shoreham-By-Sea West Sussex BN43 5GB

Proposal: Part single part two-storey front and side extension

Date of site visit: 13.01.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2-storey detached house on the east side of The Drive. The road slopes on a steep incline to the north and is residential in character comprising a mixture of two storey dwellings and bungalows of a similar age and style but differing in their detailed design and appearance.

The existing house comprises of a hipped roof with a 2-storey gabled front-projection and cat-slide roof on the south side extending over an integral garage, with a distinctive angled front entrance porch. The external walls are part brick and part render with clay roof tiles to the front gable and main hipped roof.

The application property is one of several of a matching design in this part of the road and nearby Norman Crescent, and forms the last in a 'run' of this dwelling type in The Drive. The adjoining house to the south was originally of a matching design but has been substantially extended and altered. The adjoining property to the north comprises a bungalow.

Proposal

This application seeks planning permission to construct part single storey and part two storey extensions to the front (west) and south side of the property. The existing cat-slide feature would be enlarged to create a full height 2-storey element with a new hipped-roof extending southwards as an extension to the existing hipped roof and at the same height. The enlargement would extend forward of the existing cat-slide feature by 2.2m at 2-storeys and a further 1.5m at ground-floor to align with the front of the existing single-storey hipped-roof front entrance feature..

Relevant Planning History: Planning permission was refused in April 2015 for a larger part single-storey part 2-storey front and side extension plus rooms in the roof with half-hipped gable to south side and rear dormer (AWDM/0227/15 refers) for the reason:-

The proposed extensions by virtue of their size, bulk and design would be poorly related in visual terms to the scale and appearance of the existing dwelling and

would constitute an intrusive addition within the street scene out of keeping with the character of surrounding development. It would therefore conflict with saved policies AG1and AH7 of the Adopted Adur District Local Plan 1993-2006, and the NPPF

A subsequent appeal was dismissed in August 2015.

Consultations: None undertaken.

Representations: None 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

There is no objection to the principle to the proposed development which involves extensions to an existing dwelling house. The main considerations are the effects on the visual amenities of the area and on the living conditions of neighbouring occupiers.

Visual Amenity

In dismissing the appeal following refusal of the previous larger scheme, the Inspector commented on the fact that the existing dwelling is very well articulated and detailed with a modest well-proportioned hipped roof. It was considered that the alterations proposed would result in an uncomfortably large and bulky expanse of roof that would not relate sympathetically to the host dwelling and would result in an incongruous addition to the streetscene. In arriving at this conclusion the Inspector had regard to the extensive alterations that have been undertaken to No.8 but was not persuaded that this formed sufficient justification to allow the resulting harm of the host dwelling.

The current revised proposals will replicate the shape of the main hipped roof form of the host dwelling. The 'bulk' of the extension will be set-back a nominal 300m, creating a vertical shadow line that will allow the original element of the host dwelling to read as the dominant form in the street scene. Although the loss of the original cat-slide feature is disappointing it is considered the current proposals represent a reasonable compromise. The additional 'bulk' of the extension will at least help to partially screen views of the austere flank wall of No.8 from the north.

Residential Amenity

The neighbouring property most affected is No.8 The Drive to the south. The latter is sited at an angle to No.10 within a wedge-shaped plot that starts to turn the corner into Normal Crescent. No.10 is sited some 4m or so further east in its plot than No.8. The additional 'bulk of the extension that will result from increasing the height of the

existing cat-slide element to form a full-height 2-storey eaves will have some enclosing effect on the outlook from the nearest windows in the rear elevation of No.8 at ground-floor and first-floor – particularly as No.10 is situated on higher ground. However, a minimum separation distance of 2 metres will be retained and the effect will not be excessively overwhelming or overbearing as to warrant refusal on this ground. There are no windows proposed in the south side of the extension and this can be secured as a condition of planning permission.

Recommendation

APPROVE subject to Conditions:-

1. 3-yr time limit
2. Approved plans
3. Matching materials and detailing
4. Matching window at front
5. No first-floor side windows

Informative

Pro-active with Amendment

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

Case Officer: Jo Morin Date: 29.01.2016

Authorised by: Gary Peck Date: 29 January 2016