Development Management – Delegated Officer Report

Application Number: AWDM/0783/23 Recommendation: APPROVE

Site: Little Ravens, Mill Lane, Shoreham-By-Sea, West Sussex

Proposal: Proposed ground floor rear extension with timber cladding. Addition of ground floor doors to NW side of existing house. Change tiled roof to a metal standing seam roof. Change windows for aluminium framed windows in light grey, Paint existing brickwork white.

Date of Site Visit: 19th September 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is one of a pair of matching detached, two storey dwellings in Mill Lane Shoreham. The site is adjacent to the Conservation Area and considered to be affecting its setting. There is off street parking to the front and garden to the side and rear. There is a garage building to the rear of the site and vehicular access from the lane running to the west of the site.

Consent is sought for a rear flat roof, single storey extension to be clad in timber cladding. It is also proposed to change the appearance of the building by painting it white and changing the roof tiles to a metal standing seam roof. The windows and doors are to be changed to light grey and ground floor glazed doors are proposed in the original building on the north west side

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'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 and setting of the Conservation Area.

Visual amenity

The proposed rear extension will not be visible within the street scene nor will it affect the setting of the Conservation Area. The contemporary design and use of materials will have no adverse impact in this case.

The changes to the materials including painted block work, windows and metal roof will give rise to a change in character and appearance of the building which will be clearly visible within the street scene and surrounding locality and within the setting of the Conservation Area. The building will no longer match the adjacent detached dwelling. However the building as existing is not considered to have any historical value within the locality and these changes will not detract from the Conservation Area. There are a variety of property styles and designs within the street and there is not a consistent pattern of development. The variation is therefore supported in this case.

Residential amenity

The rear extension is adjacent to the boundary of the dwelling to the south east. It is set in from the boundary however it is deep at 6.5 metres. However due to the distance from the adjacent dwelling the impact will not be such to warrant a refusal in this case. The extension will be visible above the boundary fence however it will not result in any significant loss of light or overbearing impact which would warrant a refusal in this case. The extension does not cross the 45 degree line in this case taken from the adjacent ground floor window.

The proposed side glazed doors face onto the side garden of the application site, therefore no overlooking will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans.
4. The windows on the south east side of the extension hereby approved shall be fitted with obscure glazing.

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: Hannah Barker Date: 2nd November 2023

Authorised by: Peter Barnett Date: 2 November 2023