Development Management – Delegated Officer Report

Application Number: AWDM/1733/23 Recommendation – APPROVE

Site: 198 Old Shoreham Road, Shoreham-by-Sea, BN43 5TE

Proposal: Single storey rear extension, existing garage/sheds removed.

Date of site visit: 07.02.2024:
Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The application site is positioned on the east side of Old Shoreham Road, and is situated close to the 'Amsterdam' public house, and the road junction with Upper Shoreham Road. The property is a two storey semi-detached dwelling, with a side access gate to the rear garden. The rear garden area has many outbuildings lined up behind each other, from close to the dwelling up to the rear boundary, all limiting usable amenity area. The property also has a limited front amenity space, as it has been predominantly paved for the parking of vehicles. The dwelling has a small rear extension.

Many properties within the locality have extended in some form, including roof dormers. Both of the immediate neighbours, no.'s 200 to the north and 196 to the south, have rear dormers and no 200 has an inverted front dormer, and no. 196 has a series of front rooflights. No. 196 has a larger home rear extension, and no. 200 has a rear extension.

The site is not a Listed Building or within a Conservation Area (although part of the rear boundary abuts the boundary of the Old Shoreham Conservation Area)

The Proposal:

The application seeks permission to provide:-

- Demolition and removal of existing rear conservatory, and all existing rear outbuildings;
- Construction of single storey dual-pitched roof rear extension, measuring 5.7m wide x 4m deep x 3.68m high (2.7m to the eaves);
- Obscure glazed window in side elevation (south) of new extension; rooflight in north and south roofslopes of new extension; plus full glazed sliding doors in rear (east) elevation of new extension;
- New obscure glazed window in ground floor, side (south) elevation of existing dwelling.

Consultations: WSCC Highways

The existing garage is slightly below our current standard in terms of dimensions and set back slightly behind the dwelling, requiring a very specific manoeuvre for any vehicle to enter. The garage therefore may be undesirable for use as a parking space for some vehicles in its current format.

Due to the nature of the proposal it is not considered that it would result in a severe material increase in vehicle movements or demand for parking over that which is currently generated.

Parking is currently accommodated on hardstanding to the front of the property. There are no known highways safety concerns with the existing parking or access arrangements.

The LHA does not consider that the proposal would have a severe impact on the operation of the highway network, therefore is not contrary to the NPPF (para 115) and there are no know transport grounds to resist the proposal.

Representations: Letters from 200 Old Shoreham Road

- We have not been made aware of any plans to build next door and would welcome an open dialogue with our neighbours;
- We understand that the garages need to be removed, we ask that considerations are made regarding rats that are present, whose presence are made worse when the apples drop from the trees;
- Outbuildings contain asbestos, & precautions need to be taken with their demolition;
- Noise must be kept to a minimum as we work from home;
- Very concerned about the pitch of the roof and the impact on our light;
- We believe that the roof should be like ours (mono pitch), or flat as our properties are attached;
- What is going to happen to the apple tree?

Relevant Planning History:

AWDM/1734/23 Application for Certificate of Lawfulness for proposed loft conversion incorporating rear dormer and front rooflights and side window. **Current**

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The proposed works will be to the rear, and thereby will not be readily viewed from the street. The extension will be almost a full width extension and it will be 4m in depth close to the boundary with its adjoining neighbour no. 200, which has an existing extension some 2.5m in deep. The proposal at no. 198 is thereby some 1.5m deeper than the adjoining neighbouring extension.

The extension will be separated from the mutual boundary with the other neighbour, no. 196 to the south by some 1.8m at the front and 1.4m at the rear. However, no. 196 itself has a rear extension (5.1m deep) approved in 2019, and now constructed (AWDM/0543/19 refers). That extension has a window facing the application site, which was shown to be obscure glazed and a condition of its approval required the window to remain obscured glass.

The application site no. 198, also has new ground floor windows in the south elevation facing the neighbour property no. 196, these windows are shown as being obscure glazed and a condition attached to any permission maintaining the obscure glazing would be reasonable

As stated above, the proposed extension is positioned close to the adjoining neighbour at no. 200. The extension will be to the south of no. 200, and thereby there will be some impact on light from the extension to no. 200. The neighbours have written in expressing their concern regarding the pitched roof next to their property. However, the roof has a shallow pitch which has its highest point some 3m from the mutual boundary. Further, the application has been amended to reduce the depth of the extension down from 5m to 4m.

No. 200 has an existing rear extension, which is some 2.5m deep; the proposal is 4m deep, thereby there is an approx. 1.5m section of the proposal that will be viewed from no. 200. No. 200 have raised the mutual boundary to approx. 2.5m in height. This will mean that the base of the roofslope will be the approx. starting point of the roof viewed from no. 200. The slope is a low slope, which is sloping away from view from no. 200, thereby minimizing its visual impact onto no. 200. It is thereby considered that there will not be a harmful loss of light to no. 200 resulting from the low sloping roof of the proposal.

The remaining part of the application will be the total removal of the outbuildings from the rear garden area, and the making good of the garden with the introduction of lawn, and the relocation of the existing shrubs which

are currently close to the proposed extension, further back to the rear of the garden. The removal of the outbuildings and the reintroduction of lawn and plants will be of benefit to the biodiversity environment of the amenity area.

The neighbours are concerned that there may be vermin under the existing outbuilding which would then disperse; and they are also concerned that there may be asbestos within the outbuildings. The noise of the development is another matter raised by the neighbours. However, these are not planning matters and cannot thereby be taken into consideration in the determination of this planning application for household extensions such as the proposed. Finally, the neighbours ask what will become of the existing apple tree, this too is not a material planning consideration, as the tree is not covered by a TPO and the site is not within a Conservation Area.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 27.02.2024

Authorised by: Peter Barnett Date: 27 February 2024