Development Management - Delegated Officer Report

Application Number: AWDM/0266/18 Recommendation – APPROVE

Site: 104 Beach Green, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey side extension and proposed render to main dwelling.

Date of site visit: 20.03.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow with front and rear dormer windows. It is sited on the north side of Beach Green on Shoreham Beach. There is parking to the front of the bungalow and there was previously a detached garaged sited to the side of the bungalow. At the time of visiting the site this garage has been removed.

Consent is sought for a single storey side extension infilling the space to the side of the bungalow where the garage had previously been. The side extension provides a shower room, living room and kitchen, the accommodation appears as some form of annex accommodation, if this is the case there would be no concern with this as there are internal connections with the main dwelling.

The extension is of flat roof design with a roof lantern. There is some set back from the front elevation of the main bungalow, it is 3.3 metres wide at the front increasing to 3.6 metres at the rear, as the space to the side of the bungalow increases. There is a minimum of 1 metre between the extension and the side boundary.

Adur & Worthing Councils: Environmental Health: - A Precautionary contaminated land condition is recommended and PFA Informative should be attached.

Representations

Online representation from owner/occupier of 59 Beach Green - I fully support this application, I consider this a good use of the available space.

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is set back to the side of the bungalow it is modest in scale and design, the flat roof design, although not replicating the roof of the existing building does allow for less bulk and height here. There is sufficient distance to the boundary to allow the development to not appear cramped within the site. The attached semi has an existing two storey extension to the side and therefore this development would not give rise to a loss of symmetry between the pair. In this case this form of development is acceptable in terms of street scene and character. The proposal also includes render to the main building and extensions. Therefore all materials will match.

Residential amenity

The main property to be affected in this case is the adjacent bungalow no. 102 Beach Green. There are windows at the neighbouring property which face towards the application site, these had previously faced onto the side of the garage. Therefore limited light and outlook was received. There is also a small conservatory building at no. 102 set back to the side of the bungalow.

The block plan shows that the proposed extension will not extend as far to the rear as the conservatory and therefore it is not considered that there would be any reduced light or outlook to this space. The proposed plans do show side openings serving the lounge, kitchen and shower room. A condition has been attached to ensure that these windows are fitted with obscure glazing and are non openable except for the shower room window which can have a fan light. This is to limit any overlooking to the adjacent property. A condition is also attached to ensure that no additional openings are installed into the side elevation. On this basis the relationship is considered to be acceptable.

The applicant has discussed the option of a boundary wall with officers, although no wall is shown on the submitted plans. Advice has been given that a wall or fence up to 2 metres could be built without planning permission. They have advised that they will agree with the neighbours as to a suitable boundary treatment.

Other Matters

Environmental Health have recommended a Contaminated Land Condition and PFA Informative. It is considered in this case that both should be informatives only in the light of the scale of the proposed development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Windows to be obscurely glazed and fixed shut apart from the shower room window which can have a top opening fanlight only.
5. No additional openings in the eastern elevation of the extension.

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

1. 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.
2. Contaminated land informative.
3. PFA informative

Case Officer: Hannah Barker Date: 27th March 2018

Authorised by: Peter Barnett Date: 27 March 2018