Development Management - Delegated Officer Report

Application Number: AWDM/0439/16 Recommendation – Approve

Site: 124 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Two storey side extension to west elevation and roof infill to north roofslope

Date of site visit: 8 April 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an L-shaped chalet bungalow set within a large garden on the north side of Upper Shoreham Road, set back from the road. It is proposed to construct a two storey part-gabled extension (comprising a ground floor extension with rooms within the roofspace) on the west side of the building. The extension will have a pair of pitched roof dormers on both the front and rear roofslopes; the rear windows will be obscure glazed. It measures 7.3m wide and 6.7m deep and will be at the height of the existing ridge.

It is also proposed to infill a small section of roof at the rear of the building to remove a flat roof.

Relevant site history

Various including SU/35/95 – Front dormers and part-hipped gable on east side of roof and AWDM/1595/15 - Lawful Development Certificate for proposed single storey side extension to west elevation

Consultations

None

Representations

None received

Relevant Planning Policies

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 (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 proposed extension will be a similar width and form as the existing extension on the east side and would add some balance and symmetry to the building. The dormers are also of a comparable size and form. It will result in an overall building width of almost 22.5m which is quite considerable in comparison with the original form of the building. However, it sits within a large plot and a distance of 5m will remain to the western boundary. The extension will also be some 23m from the front boundary and it will be set back from the front gable of the property by almost 3m.

It is therefore considered that the extension will not cause harm to the visual amenities of the locality or to the character or appearance of the existing dwelling.

Residential amenity

The extension will be a reasonable distance from neighbouring dwellings and will not cause any loss of amenity. To the west, No.126 has a window within a gable facing the site but will be 9m away and will not lose light or outlook to any significant degree.

At the rear (north) there are houses in Rosemary Drive which are some 25m from the proposed extension. Two dormers are proposed in the rear roofslope but these are to be obscure glazed to prevent any loss of privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. Obscure glaze rear windows
4. No side windows
5. Permission relates to approved plans

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.

Case Officer: Peter Barnett Date: 25 April 2016

Authorised by: Gary Peck Date: 25 April 2016