Development Management - Delegated Officer Report

Application Number: AWDM/0444/21 Recommendation – APPROVE

Site: 17 East Meadway, Shoreham-By-Sea, West Sussex

Proposal: Single storey extension to front and conversion of integral garage into habitable accommodation. Zinc roof to west side, timber cladding to front

Date of site visit: 12th April 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a contemporary style bungalow with asymmetric roof and a front projecting flat roof garage. It is finished in render and grey weather boarding. It is positioned between 2no.two storey dwellings of unique style, also with modern style interesting roof forms and use of contemporary materials; however each differ in appearance. There are other examples of newly extended and remodelled properties opposite within East Meadway where there is a mixture of building style and finish.

Consent is sought to add a single storey extension to the front of the bungalow to provide a study, utility and increased size hallway. The existing garage is to be converted to create additional habitable space. The applicant's agent has submitted a Design and Access Statement which states: - " The scale of the house will not change because the height of the existing roof will remain the same. The current garage has a flat roof and by bringing the main roof forward over the garage it could be considered that the bungalow would have increased prominence on the street scene. However through good, thoughtful design and attention to detail, this will be a positive thing."

Consultations

West Sussex County Council: - Highways Authority: -

This proposal is for erection of a single storey extension to front and conversion of integral garage into habitable accommodation. Zinc roof to west side, timber cladding to front. The site is located on East Meadway which is an unclassified road subject to 30mph speed limit. There are no proposed alterations to the existing vehicular access. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern. Given the small-scale nature of proposal, the Local Highways Authority (LHA) would not anticipate material intensification of use onto East

Meadway or the wider road network. The proposal may result in a loss of 1-2 parking spaces due to the proposed extension and loss of the garage. The LHA does not consider that such a small shortfall would result in an unacceptable impact on the highway safety in this location. The LPA may wish to consider any implications on on-street parking from an amenity perspective.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway
safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

Representations

None received

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 bungalow as existing is set back further away from the highway than the two properties either side. The garage projection is set forward slightly of the property to the east. The front extension to the west of the frontage is an infill and will be slightly set back from the existing front projection breaking up the front elevation and providing a slight recess to the front. The roof of the existing bungalow will continue on the east side over the garage area which will be converted to habitable space with a front window with tiles to match. The roof on the western side of the roof will be replaced with zinc with a colour not decided so the applicant would like a condition attached to approve such details, likewise with the timber cladding proposed, white is considered however to be decided at a later date. Window frames are to be dark grey. The materials proposed will produce a unique property which will complement the existing building and street scene. The addition to the footprint and changes to the building will not result in any detrimental impact upon the character and appearance of the street scene.

The projection to the front is not considered to be over prominent due to its single storey height and its position between the neighbouring properties. Although it will project forward slightly of the adjacent dwelling to the west there is a set in and this is not to an excessive degree. The side elevation of no. 19 dominates views when approaching from the west and the proposed extension will appear subservient.

Residential amenity

The proposed works will be clearly visible from the occupiers of neighbouring properties opposite the site however there will be no adverse impact as a result. No increased overlooking will occur and no loss of light or overbearing impact.

As stated above the infill extension is set forward of the neighbouring property however it is set in and the projection is not deep. There is a front window adjacent at the neighbouring property however there will be no loss of light as a result. There are first floor windows and a ground floor window on the side of the adjacent dwelling where the infill is proposed however it is obscurely glazed and therefore appears to be a secondary window and light is currently limited. There would be no justification for a refusal in this case as a result of impact upon this window.

The new roof above the garage will be built mainly adjacent to the roof of the neighbouring building with a slight projection. No impact will occur here in terms of loss of light, outlook and privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials dark window frames, roof tiles to match existing, zinc and timber cladding details to be submitted prior to commencement of work.

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: 20th April 2021

Authorised by: Peter Barnett Date: 20 April 2021