Expiry Date - 01-06-2016

Development Control – Delegated Officer Report

Application Number: **AWDM/0510/16**

Recommendation – APPROVE

Site: **16 Windlesham Gardens**

Proposal: Front extension to garage; minor alteration to cat-slide roof

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for a single storey garage extension and alteration to cat-slide roof (full details set out in the submitted drawings).

The application property is a detached two-storey building built in the inter-war period. It has curved front bays and a catslide roof with gables. The surrounding area is an inner neighbourhood of Shoreham, residential in its character.

Relevant Planning History
AWDM/0748/15
Single storey extension to garage and two-storey extension, both to front (west) elevation
Refused 14-07-2015
Appeal Dismissed 02-12-2015

Consultations (summarised)
Southern Water: *Require formal application for any new connection to the public sewer to be made by the applicant or developer. Proposed development would lie within Source Protection Zone. Reply on your consultations with Environment Agency.*

Environment Agency: *Application wouldn't fall within our external consultation. We would only like to be consulted on developments within Source Protection Zones where the proposal has the potential to substantially increase the risks of groundwater contamination (either by the nature of the development or by the previous uses at the site)*

Representations
None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Saved Local Plan policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

This proposal is a resubmission of an earlier planning refusal for a contemporary glazed front extension. This was dismissed at appeal, the Inspector supporting the Council's argument that it would be visually detrimental to the prevalent inter-war architecture in the street.

In the current scheme, the front extension has been significantly scaled back and now involves a simple alteration to the catslide roof roof nestled between the two existing gables which will retain the level of the low eaves. As such the hierarchy of the architectural features on the host building would be preserved and the addition would appear as a sympathetically integral element without harm to the character and appearance of the street scene.

As before, the proposed garage extension is of an appropriate scale and appearance, and would not result in harm to the integrity of the host building or the street scene.

Residential amenity - neighbours

As previously, the development is orientated to the front of the building where sufficient distance would be retained between it and neighbouring buildings, so as to avoid harm arising onto the living conditions by way of overbearing, overshadowing, or overlooking/loss of privacy.

Recommendation

Approve

Subject to following conditions

1. Approved plans
2. Standard time limit
3. Exterior materials/finishes to match

Informative:

I) 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.

ii) Southern Water sewerage connection

Is recommendation contrary to any representations? N/A

Case Officer signed: Matthew Porter Date: 14-06-2016

Authorised and signed by: Peter Barnett Date: 14 June 2016