Development Management - Delegated Officer Report

Application Number: AWDM/0924/15 Recommendation – Approve

Site: 57 Beach Green, Shoreham-By-Sea

Proposal: Proposed two storey front extension and single storey side extension with pitched roof

Date of site visit: 8 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling located on the south side of Beach Green close to the junction with Mardyke. The property is currently L-shaped with a two storey front extension on its east side. The first floor is clad in white plastic cladding.

It is proposed to construct a two storey extension to the front of the building on its west side. It is to project to the dame depth as the existing extension (5.7m) but it will be slightly wider (3.8m) and taller, although the pitched roof will still finish below the main ridge. A 2 storey flat-roofed glazed 'link' will be constructed between the two pitched roof elements, 1.9m wide.

At the east side of the dwelling a mono-pitched roof garage and utility room extension is proposed measuring 7.85m deep, 2.7m wide and 4.3m high.

Relevant site history

SU/118/00 – First floor front extension over garage - approved

Consultations

Adur District Council: The ***Environmental Health*** Officer has no objections. PFA informative required.

The ***Drainage Engineer*** advises that in the absence of any ground investigation details or detailed drainage details in support of the application we request that should approval for this extension be granted it be conditional such that 'no development approved by this permission shall commence until full details for the disposal of surface water has been approved by the Planning Authority'

Southern Water: Public sewer runs close to the proposed development and its exact position must be determined before layout is finalised.

Representations

Original Plans - Letter of support received from the occupier of 59 Beach Green:-

- Improved modern look and another welcome development on the Beach

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 of 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 existing two storey extension is prominent in the street scene but it does not project significantly beyond the front wall of No.55 to the east and is set back from the pavement by almost 10m. The proposed extension would be to the same depth and would increase the bulk at the front of the property. However, due to the presence of the existing 2 storey projection, it is not considered that this 'infill' extension would cause significant visual harm in the street scene. It would not bring the house closer to the road overall although it will have much more of a presence in the street.

The garage extension on the east side would also be large, with a steep pitch rising to above the bottom of the first floor windows. However, it is at the side of the building and will not project forward of the existing front extension so its impact in the street scene will be limited.

Residential amenity

While large additions, the extensions will not cause harm to the residential amenities of neighbouring occupiers. To the east, No.55 has a garage on the boundary and only a single window at first floor level facing the site. No loss of light or outlook will occur.

To the west, No.59 is currently screened by vegetation on the boundary which may be removed in order to implement this development. The side windows of No.59 currently face towards towards the rear of the site and will not be adversely affected by this proposal, which will not bring the properties closer together.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in side walls of the extensions other than approved
4. Surface water drainage details
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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. Contact Southern Water

3. PFA informative

Case Officer: Peter Barnett Date: 18 December 2015

Authorised by: Gary Peck Date: 18 December 2015