Development Management - Delegated Officer Report

Application Number: AWDM/0979/13 Recommendation - Approve

Site: **4 Lodge Court, Shoreham-By-Sea, West Sussex, BN43 5NU**

Proposal: **Two storey rear extension, single storey side extension, detached double garage and garden store with covered link between study and garage.**

Date of site visit: 6 September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks permission for three developments which have previously received permission under separate consents but which have all lapsed.

The proposals are:-

- Two storey rear extension and single storey side extension approved under reference ADC/0644/07. The single storey side extension measures 3.8m deep by 2.8m wide, with a roof that slopes down from the existing garage towards the rear of the property. The extension is intended to be used as a utility room. The double storey rear extension measures 3.3m deep by 8.5m wide, involving an extension of the hip ended rear roof line and replacing an existing ground floor flat roofed extension. The added floor space will be used as additional living space on the ground floor and facilitate the creation of an additional two bedrooms (total of 5) and one ensuite (total of 3) at the first floor level.
- Also proposed is the installation of a new window in the first floor north-eastern side elevation, as a light source into a newly created bedroom. In order to allow for a clear and fully openable window (meeting minimum amenity and fire safety standards), a special box is proposed to be attached onto the side of the wall which changes the orientation of the window from the side to the rear.
- Detached double garage and garden store approved under reference ADC/0253/08. It is proposed to convert the garage into a larger kitchen and to construct a new detached garage and garden store on the west side of the house. The existing driveway and part of the front lawn is to be removed and replaced with brick paving. The existing vehicular access is to remain unaltered. The garage will measure 6.3m by 6.3m and 4m high with a hipped pitched roof. It will be of brick and tile construction to match the existing house. The garden store at the rear will measure 3.1m by 4.9m, although, being located on an angled boundary it narrows to 3.1m deep. The garden slopes to the west and

the store will be 3.3m above ground level with a flat roof at its highest point.

- Covered link between study and proposed new garage approved under reference ADC/0015/09. The link will have a curved frontage containing glass blocks on a brick plinth with a brick rear elevation containing a door to access the garden. The link will fill a small gap between the garage and house of 1.4m depth. It will be flat roofed to a height of 2.6m.

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted 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'
Assessment of Saved Policies Against the NPPF (ADC 2013)
National Planning Policy Framework (CLG 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

Extensions - Located to the rear of the existing dwelling, the extensions are largely shielded from public view. Notwithstanding the above, the proposed form of the extensions matches the existing building and they are considered complimentary to both the style of the building and character of the surrounding locality. The intended use of matching building materials assists in this regard.

Garage - The proposed building is to be sited forward and to the west of the main house. Of importance to the street scene is a magnolia located within the garden of the neighbouring property, 5 Lodge Court. This partly overhangs the site and there was concern that it would be adversely affected

by the proposed development. However, its position has been plotted on a block plan and the proposed garage is to be positioned outside of its crown spread. The magnolia will therefore remain and will help to soften views of the garage from the street.

The double garage, is quite wide and is to be sited forward of the main house. However, it is not considered that it will have an adverse visual impact. It will have a shallow pitched roof to keep its height down and its position within the plot means that its front elevation will not directly face out towards the road.

Link - The proposed addition is a relatively minor component of a larger scheme and will not have a significant visual impact. The curved glass frontage will potentially be an attractive feature but it will be subservient to the larger double garage and store being constructed forward of the house which has already been approved. The flat roof would not normally be considered appropriate but, in view of its relatively small size and its offset position towards one side of the building, such a feature is acceptable on this occasion.

Residential Amenity

Extensions - As a result of the two storey portion of the extension being set well back from plot boundaries (and in particular the side boundary of No.3 Lodge Court), and the design utilising a hipped end roof profile, the proposal is not expected to have any adverse impact on the adjoining dwelling's access to daylight. For the same reason it is not expected to be overbearing in its relationship to adjoining properties.

Despite the unique arrangement of the plot meaning that the rear extension will come within close proximity to the rear boundary of the plot, the first floor windows are located in excess of the 22m distance recommended in the DC Standard from principal windows of habitable rooms on dwellings to the rear. Whilst some overlooking of adjacent gardens is inevitable therefore (a situation made worse by the drop in ground level between the sites and properties to the rear), it is not considered a significant loss of privacy would occur as to warrant refusal of the application on this ground.

With respect to the new window in the north-eastern elevation, the proposed window box is an innovative design solution which not only protects the privacy of No.3's ground floor living area, but assures some level of amenity is provided to the room's inhabitant, whilst also meeting subsequent building standards relating to emergency escape. In a more prominent position such a feature may not be desirable, however in this instance it is considered acceptable as the box is well hidden from public view due to the pitch of the roof above the existing integral garage.

Garage - The garage and store is to be sited on the eastern boundary of 5 Lodge Court, in a position forward of that property. However, it will be partly screened by the magnolia and other vegetation on the boundary and is angled away from the boundary. The siting of the garage will not have an adverse impact on the light or outlook for 5 Lodge Court and consequently will not result in a loss of residential amenity.

Link - This minor proposal will have no impact on neighbouring properties as it will be at the front of the building, some distance from the site boundaries and will be subservient to the main house and garage extension.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans

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.

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

Case Officer: Peter Barnett Date: 18 September 2013

Authorised by: Gary Peck Date: 20 September 2013