Expiry Date - 23/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0571/23 Recommendation – APPROVE

Site: 93 Victoria Road Shoreham-by-sea West Sussex BN43 5WR

Proposal: Removal of existing side extension; construction of new single storey side extension

Date of site visit: 30/05/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the westerly side of Victoria Road within a residential area. The property is a detached two-storey household comprising render with brick skirt elevations, a tiled clipped-gable roof which doglegs to front where the southerly side of the façade protrudes, along with white UPVC openings. The property is of a generous size set back from the public realm behind a brick and flint wall with bordering vegetation and hardstanding driveway. The property features ornamental oriel windows to first-floor of the façade, supported by corbels. Also to the façade there is a mono-pitch canopy to front door along with a mono-pitch bay window. To the southerly side of the property and set back slightly from the principal front is a relatively large crown roof garage and extension which wraps round to the rear of the property. To the northerly side elevation and aligned with the principal front is a smaller scale lean-to comprising weatherboard cladding which extends the entire length of the dwelling and projects into the rear garden stepped down and of a differing form and scale. The rear garden space is of a good size and comprises a raised patio area which steps down onto a grassed area with a moderate amount of vegetation bordering the property. Ground levels decline from the front to the rear of the garden by virtue of the topography of the area.

The application property along with other properties in the immediate vicinity enjoy a generous plot size compared to most properties in the surrounding area. The adjacent properties No. 95 Victoria Road to the north and No. 91 Victoria Road to the south strongly reflect the character and form of the application property. Although this is the case for the adjacent neighbours, properties along Victoria Road are generally diverse in form and design and decrease in scale, plot size, and footprint from north-to-south.

The westerly edge of Shoreham Conservation Area is located on the opposite side of the road to the application property.

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Proposal:

Permission is sought for the demolition of the existing lean-to extension to the side (north) of the property along with the extended section to this elevation which projects into the applicant's garden, along with the erection of a replacement single-storey side extension. The front elevation of the extension would comprise matching render with brick skirt and the remainder of the development would be facing brick. The roof would be mono-pitched/ pitched with matching tiles and the openings, which are proposed to the front (east) and side (south), along with 2No. roof lights, would be matching white UPVC.

The proposed side extension would project at the same width to the boundary with No. 95 to the north as exists (approximately 1.7m). The extension would also project from the principal rear of the dwelling at the same distance alongside this neighbours boundary as exists (approximately 5.9m). Similarly, the extension would retain the same maximum width (approximately 2.7m) as exists to the rear but instead of having a staggering formation of building line, it would be a consistent scale and blend. The extension projecting from the side would be mono-pitched, with a height of approximately 3.3m when viewed from the front of dwelling, shallowing to approximately 2.6m at eaves level. The extension projecting from the rear would differ by virtue of its roof form and its height stepped down from the side extension. This roof would be pitched and would measure approximately 2.8m at peak height, shallowing to 2.25m at eaves level.

Representations: None.

Consultations: None.

Relevant Planning History:

Planning permission granted at the application property for Side and Rear Extension to Form Study and Replacement Garage under SU/62/98/TP/17388, decision issued 11/05/1998.

Planning permission granted at the neighbouring property to the north at No. 95 Victoria Road for Garage at Side and Vehicular Access under SU/149/83/TP/3829, decision issued 14/10/1983.

Two planning permissions granted at the neighbouring property to the south at No. 91 Victoria Road for Part single storey, part two-storey rear extension and demolition of existing lean-to, to side of house under AWDM/1930/17, decision issued 01/02/2018 and single storey rear extension under AWDM/1849/18, decision issued 08/02/2019. The latter had been implemented at time of site visit.

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Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The front of the extension, which would retain the width between the side (north) of the dwelling and the boundary with No. 95, would be readily visible to the street scene and slightly more prominent in the viewpoint of the Conservation Area by virtue of its increased height (by approximately 0.7m). However, in view of the matching materials proposed, which would blend and sympathise with the existing façade of the dwelling more so than the existing weatherboard cladding as exists, on balance, its heavier appearance and increased massing would be acceptable. The side extension harmoniously extends the full depth of the existing dwelling before stepping down to a reduced height for the pitched roof extension that projects from the rear. The pitched roof element would not be at visual point to the street scene. There are multiple examples of side and rear extensions in the area, most notably at the adjacent dwellings to the site, of which strongly reflect the application property's character. It is considered that the proposed development respects the character and layout of the existing dwelling and would not have a materially harmful impact to the setting of the surrounding area.

Residential Amenity

The only material change that would occur as a result of the proposal would be the change in form and massing and the overall increase in height of the extension. However, these changes would not pose a significant alteration to what already exists in this location. In view of the minor development given the context of what already exists, coupled with the separation distance of the adjacent dwellings; No. 95 is spaced a good distance from the extension owing to their wide garage, it is considered that the proposed development would not result in an unacceptably overbearing or overshadowing effect to neighbours. No overlooking would occur as openings are proposed to elevations where they are already established and at a sufficient distance from surrounding amenity.

There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elevation

Informatives:-

1. Proactive No Amendment

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: Jason Albon Date: 22.06.2023

Authorised by: Peter Barnett Date: 23 June 2023