Development Management – Delegated Officer Report

Application Number: AWDM/1234/24 Recommendation: APPROVE

Site: 14 Bay Tree Close, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing garage and construction of single-storey side/rear extension. Proposed enlarged front canopy. Application to Vary Condition 1 (approved plans) of AWDM/1095/20). Amendment: to build extension beyond existing sewer.

Date of Site Visit: 15th October 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a cul de sac in Shoreham-By-Sea. There are chalet style dwellings opposite and other two storey dwellings matching the application site within the locality.

There is as existing a single storey flat roof garage to the side of the property attached to the neighbours matching garage. There is also a single storey flat roof extension to the rear of the dwelling house.

Consent was granted under AWDM/1561/18 in November 2018 to remove the existing side garage and add a wrap around extension along the side and rear of the house incorporating the existing rear addition. A shallow mono pitch roof with roof lights was approved. The rear extension was approved at the same depth as the existing extension. Where the garage was to be removed the extension left a gap between the neighbour's garage and the proposed extension - a gate with side/rear access was shown here on the approved plans. Also approved was an enlarged canopy above the front door to replace the small flat roof existing canopy. The extension provided an enlarged kitchen dining space, utility and shower room.

Further to this AWDM/1095/20 was approved with the side extension set forward in line with the front of the existing dwelling with a shallow sloping roof. These plans showed a larger utility room and retaining the garage to the side with the new addition.

The current application seeks to vary condition 1, the approved plans of the above consent AWDM/1095/20. The extension is to be changed in layout and with a sloping

roof design replacing the former gabled roof form. The extension is also deeper as it is to be built over the existing drain.

Consultations:

West Sussex County Council: The Highways Authority: - The LHA previously provided consultation advice for this site for application AWDM/1095/20 raising no highway safety concerns.

From inspection of the plans the proposed amendments appear relatively minor. The amendments will be for a larger extension to the rear of the property and changes to the internal layout. No highway safety concerns would be raised to the amendments.

In summary, 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 115) 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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is larger than previously approved and the design differs however the principle of development has been accepted here with the previous approvals. It is considered to be in keeping in size and scale with the existing dwelling. The main part of the development will not be visible within the street scene. The side extension is visible, however it is in keeping and modest with space to the boundary for the side access. As stated in the previous report, although there will be a loss of the symmetry between the flat roof garages this is not a feature that is replicated and

uniform in this particular cul de sac. The dwellings vary in style and some garages have been altered and there is an existing mismatch generally. The set in from the side boundary assists this change. The sloping roof is in keeping in this case.

Residential amenity

There is an existing single storey flat roof extension at the application site and an adjacent flat roof extension at the attached dwelling. The extension as amended here will project 2 metres beyond the rear of the adjacent extension. This is in line with Development Management Standard No. 2 which states that a depth of 3.5 metres is acceptable when extending up to the boundary. Despite the increased depth there is not considered to be a significant loss of light or overbearing impact to warrant a refusal in this case.

To the east the neighbouring dwelling is separated from the development by the remaining garage. There are no windows on the side elevation of the neighbouring property. There is also a flat roof rear extension with a blank side elevation. A door is proposed on the side of the extension yet this will be adjacent to the side of the existing garage. A condition is attached to ensure that no further openings are inserted along the side elevation.

The proposed extensions as amended will not have any adverse impact upon the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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: 22nd October 2024

Authorised by: Peter Barnett Date: 22 October 2024