Development Management - Delegated Officer Report

Application Number: AWDM/1893/19 Recommendation – Approve

Site: 9 Ravens Road, Shoreham-By-Sea

Proposal: Minor Material Amendment to approved application AWDM/1972/17 to extend the rear wall out to the level of the existing dwelling.

Date of site visit: 22/01/18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No 9 Ravens Road is the northern most property of a pair of semi detached, two storey dwellings. The application relates to the land adjacent to the main dwelling where there is currently off street parking and a detached garage. There is a private access to the north of the site which leads to the rear of the dwellings where there are garages for the adjacent dwellings, houses and flats.

The street is residential with flats directly to the north of the site, there are many other semi detached dwellings within the street, of varying style. To the north are more uniform dwellings of grander scale than the application site. On the opposite side of the road are gabled roof semis again differing from the style of those adjacent to the application site.

Consent was granted under AWDW/1972/17 to demolish the existing detached garage to the side of no. 9 and to erect a two storey, attached dwelling. This application is a minor amendment to the original consent and the plans show the rear of the proposed new dwelling to be increased in depth by just over 1 metre to be flush with the rear of the original dwelling. There is also a slight design change to the rear elevation of the new dwelling where due to the depth increase the first floor windows are set into the rear eaves.

Relevant site history

Refused application SU/60/00/TP

This application was for a detached dwelling with two rear garages serving the host and proposed dwelling.

1. The size and shape of the plot and its relationship to existing properties would not permit development of a standard compatible with existing development in the area and in consequence the proposal would constitute over development that would be out of

keeping with an detrimental to the environmental character and residential amenities of the locality.

2. The proposal does not include adequate provision on the site for the parking of vehicles in a satisfactory manner to the standard required by the LPA and the proposal would be likely to increase the pressure for on street parking in an area where insufficient space is available with resultant detriment to highway safety and obstruction of the flow of traffic.

Representations

None

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, 20, 22
Development Management Standard No. 1 Space Around New Dwellings and Flats
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Principle

The Development Plan comprises the adopted Adur Local Plan (2017). The proposed development would make a minor contribution to meeting housing targets including Objectively Assessed Need under the tests of the National Planning Policy Framework.

New residential development can be supported in principle under Policy 15 of the Adur Local Plan (2017), which allows for new residential development within the built-up area, subject to its appearance, character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale materials detailed design features and landscaping.

In this case the proposal has been approved under AWDM/1972/17 the only matters for consideration here are the increase in depth of the building and also the design change to the first floor rear windows.

Visual amenity, Character and Street Scene

The changes to the building are to the rear of the site and therefore are not visible within the street scene. Within the context of the development and the attached buildings these are not significant changes which will alter the character and appearance of the development from that which was approved.

Residential Amenity – effect on neighbouring properties

The additional depth is modest at just over 1 metre and set within the site boundaries. This change will not result in any loss of light, privacy or overbearing

impact to any adjacent dwellings. The increase will bring the rear elevation of the new dwelling in line with the rear elevation of the existing dwelling, no. 9.

Residential Amenity - living conditions of future occupiers

Due to the slight increase in floor area at ground and first floor the living conditions for the future occupiers of the dwelling will be improved from the layout as originally approved. The kitchen dining space will be improved with increase space bedroom 2 and the bathroom will be more spacious.

Parking and Access

There will be no change to the parking and access this is as approved under AWDM/1972/17.

The conditions and informatives as attached to the previous consent will remain, work has not commenced at the site. The amended plan numbers are the only change in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Removal of PD rights extension and garden buildings.
5. Construction of parking space and garage prior to occupation.
6. Provision of cycle parking prior to occupation.
7. Front door timber
8. Retain brick priers and planting

9.Hours of work - No work for the implementation of the development hereby permitted shall be undertaken on the site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on the site on Sundays or on Bank or Public Holidays.

10.No additional openings in the north side elevation. The landing window in the north side elevation shall be obscurely glazed and non openable.

11.The flint wall on the northern boundary and enclosing the side garden to the property frontage shall be retained and protected throughout construction works and shall remain at all times it shall not be removed or altered at anytime without the prior consent of the LPA.

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

1. Approved following amendment
2. Southern Water - application for connection to public sewerage system.
3. Southern Water – any sewer be found during construction works.

4. WSCC The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
5. Street numbering

Case Officer: Hannah Barker Date: 25.02.20

Authorised by: Peter Barnett Date: 25 February 2020