Development Control – Delegated Officer Report

Application Number: AWDM/0939/19 Recommendation – APPROVE

Site: 309 Upper Shoreham Road, Shoreham-by-Sea, BN43 5QB

Proposal: Demolition of existing outbuilding and construction of a two storey side extension and alterations to existing roof to north west corner.

Date of site visit: 18.07.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a semi-detached two storey, mock Tudor dwelling positioned on the south side of Upper Shoreham Road, Shoreham-by-Sea. There is an existing two storey side extension, with a mono-pitch roof, which houses a garage and a bedroom. Behind this extension are a utility room and an outbuilding.

The character of the area is predominantly semi-detached dwellings.

The proposal seeks permission for a two storey extension which will be to the rear of and attached to the existing two storey side extension. The existing utility room and outbuilding would be demolished and the mono-pitch roof would be updated to a flat top pitched roof.

Relevant History: None

Consultations: None

Representations:

Relevant Planning Policies

Adur Local Plan: Policy 15,
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension subject to the effect on the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

The main change to the front elevation will be the new roof shape which will go from the current mono-pitch to a flat top pitched roof. The flat top will be the same height as the ridge of the front two storey gable section.

The side elevation will be changed from the current bit and bit extensions to a flush elevation with the existing front two storey extension and the rear elevation will be tidied up from the outbuilding to an elevation that is flush with the rear elevation.

By removing the rear outbuilding, it will free up a clear pedestrian side space from the front gate to the rear and will maintain the gap to the side boundary and the neighbouring property.

Residential Amenity:

The properties that could be affected by the proposal are the direct neighbouring property no. 311 Upper Shoreham Road, and the one to the rear no. 35 Oxen Avenue.

The property no. 35 Oxen Avenue is some 20m distant from the proposed two storey extension, but it is considered, that the first floor bedroom to the angled side of the dwelling would not result in material overlooking or harm to that property.

With regard to no. 311 Upper Shoreham Road, the existing gap of approx. 4m between the side wall of the two storey extension and the side wall of no. 311 will be maintained, and there will be no additional windows at first floor on the extension; thereby the extension will not result in material harm to the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No additional first floor windows on the side elevation

Informative:

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 05.08.2019

Authorised by: Jo Morin Date: 05.08.2019