Expiry Date - 03/08/2017

Development Control – Delegated Officer Report

Application Number: AWDM/0837/17 Recommendation – APPROVE

Site: 14 Kingston Broadway Shoreham-By-Sea West Sussex BN43 6TE

Proposal: Single-storey side extension to east elevation.

Date of site visit: 04.07.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached 1950's house with an integral garage occupying a corner plot on the west side of the junction of Kingston Broadway with Mulberry Close.

Adjoining to the west, No.16 comprises a semi-detached dwelling of a similar age which has been enlarged by a single-storey rear extension.

Adjoining on rising ground to the north is a detached, gabled-fronted bungalow fronting the west side of Mulberry Close. It has recently been enlarged by a large side dormer on the southern roof-slope (AWDM/0679/16).

No.8 Kingston Broadway is located on the opposite (east) side of the junction with Mulberry Close.

Proposal

As originally submitted permission was sought for a single-storey flat-roofed side extension to the east side of the dwelling measuring 6m wide by 3.3m deep to be used as a storage/summer room. The submitted drawings show the extension as a brick-built construction with a garage door opening at the front and windows plus concertina door-opening onto the garden at the rear.

Following discussions an amended drawing has been received showing the extension reduced in width to 3.4m and increased in depth to 5.25m, with a 'tiled skirt' roof. As before, the extension would be set back (north) nominally from the adjacent part of the front of the house, with a garage door opening at the front.

Relevant Planning History:

Permission was granted under AWDM/0951/16 for a single-storey rear extension and conversion of the integral garage into a habitable room. A Non Material Amendment was subsequently granted under AWDM/1451/16 for a reduction in length of the permitted rear extension and addition of a pitched roof over the integral garage. The rear extension has been implemented but not the garage conversion.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (WBC 2003): AG1, AH7
SPG DC Standard No.3 Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to upgrading the existing housing stock within the established built up area. The key issues are the effects on the residential and visual amenities of the locality.

Visual Amenity

As originally submitted it was considered that the proposed side extension was over-wide and would have appeared as an unsympathetic addition on this prominent corner site.

As amended, the shape and size of the side extension relates more sensitively to the proportions of the host dwelling and will appear as a subordinate element as well as retaining more of a sense of openness on the corner. The design has been amended to include a ‘tiled skirt’ roof to complement that on the recently completed rear extension. The use of ‘bonnet’ tiles to match can be secured as a condition of planning permission.

Residential Amenity

The nearest residential properties (as described above) are well separated from the proposed side extension and will not be affected in terms of loss of light, outlook, overbearing effect or loss of privacy.

Recommendation

APPROVE subject to conditions:-

1. Approved plans
2. Standard time limit
3. Matching materials to include bonnet hip tiles.

4. Notwithstanding the detail shown on the roof plan, the tiled pitched roof shall extend round the front, side and rear elevations of the extension hereby permitted as shown on the approved elevation drawings.

Informative

Pro-active amendment

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

Case Officer: Jo Morin Date: 10.08.2017

Authorised by: Peter Barnett Date: 10 August 2017