Expiry Date - 26/10/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1425/22 Recommendation – Approve

Site: 51 Beach Green Shoreham-by-sea West Sussex BN43 5YE

Proposal: Proposed first floor extension over existing single storey extension to create annex for family member, new driveway with hard and soft landscaping.

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to a two storey detached property located on the southern side of Beach Green. There is a single storey side/front extension which wraps around the front of the house and includes an open porch. To the rear there is a single storey extension. The design of the property includes part of the two storey that projects beyond the rear elevation of the main house creating a slight 'L' shape.

The adjoining property at no. 53 is a detached bungalow that has been extended to the rear of the property with a ground floor extension. There are dormers in the front and rear roof slopes. The property at no. 49 is a detached bungalow with a single storey rear extension and a dormer in the side roof slope.

The surrounding area is residential with a mix of two storey detached houses and detached bungalow properties. The area is within a flood zone.

The proposal is for a first floor side extension. The side extension will extend along the side and be sited above the existing side extension (planning permission AWDM/1497/14). It does not project forward of the property or beyond the rear elevation. There will be one window located in the front elevation facing north onto the highway and one in the rear elevation facing south into the rear garden. The extension is to be used as an annex for a family member and an internal link is shown on the ground floor.

Relevant Planning History:

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

Expiry Date - 26/10/2022

National Planning Policy Framework (February 2019)

Consultations:

- **Environmental Health Private Sector Housing were notified of the application and have made the following observations:**

Please could the following informative be placed on any planning permission that may be granted?

The Private Sector Housing team of Adur & Worthing Councils have identified that some aspects of the development may result in hazards that require action under the Housing Act 2004. Typical hazards can include 'inner' rooms (where the only means of escape in the case of fire is through another risk room i.e. bedroom, living room, kitchen, etc.) or where there are inadequate windows or outlook from habitable rooms.

In this case, the bedroom in the annex is only accessed through the high risk kitchen/living room and so it is an inner room. It is implied that the 'extended' family will be elderly relatives and so escape through a first floor window is even less acceptable to the PSH.

In addition, the annex is deficient in terms of space as a self-contained dwelling - the plan shows a 2-storey 1b/2p layout and requires a minimum Gross Internal Area of 50 sq.m. To mitigate this, a robust planning condition is required to ensure that the unit of accommodation created is not let or sold as a dwelling independent of the main occupants.

Compliance with Building Regulations will not necessarily address the hazards identified and you should contact the Private Sector Housing team to confirm that the layout of the property is acceptable prior to commencing the development in order to avoid the need for any formal intervention or the requirement of retrospective works.

Following these comments the agent/applicant were notified to make amendments in line with the above comments from EH. Amended plans were submitted and the following additional comments were received from EH:

The revised layout addresses our concerns about the inner rooms.

Our comments regarding the space standards remain and so still require a condition in respect of future use.

- **Highways were notified of the application and have made the following comments: No objection.**

The site is located and accessed via Beach Green which is a C-classified road subject to 30mph speed limit.

Access to the site will be utilised via the existing vehicular access with no proposed alterations. An inspection of data supplied to WSCC by Sussex Police over a period of the past five years reveals that there have been no recorded injury accidents within the vicinity of the site, caused by the road layout. Therefore, there is no evidence to suggest that the existing access is operating unsafely or that the proposal would exacerbate an existing safety concern.

The existing driveway will be resurfaced and widened, allowing additional space for manoeuvring. No additional parking would be expected as a result of the proposal. Details of the revised parking layout can be secured via planning condition included below.

Conclusion

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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve this application, the following condition is advised:

Car parking space (details approved)

No part of the development shall be first occupied until the car parking has been constructed (including a bound material from the back edge of the Highway boundary to prevent gravel overspill) in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use

Representations:

There were 9 properties notified of the planning proposal. There has been one letter received from the adjoining occupier at no. 49 objecting to the proposal with the following comments made:

1. We will experience a further loss of light from the proposed second storey extension to the side of our house, but understand that the roof has been angled to reduce the impact of the loss of light, but we want to confirm that the whole side elevation facing 49 Beach Green will be rendered and painted white, as currently the single storey extension has a brick finish.
2. We have concerns regarding both the noise and loss of privacy of the proposed access on the side of the house in the passage way between 51 and our house, number 49. We are unsure from the plans exactly where the proposed door is located with regards to our bathroom window. The side access is very narrow

> and the plans and proposal are unclear as to where the gate will be moved and the door located.
>
> Can the access be located at the front of the house at this would reduce the impact to the noise and loss of privacy?

The concerns/objections are addressed in the later part of this report.

Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The proposed first floor side extension would be positioned above the existing side extension (AWDM/1497/14) and would be visible from Beach Green. It has been designed with a barn style roof with the ridge set below the main roof ridge. The front of the first-floor would be set-back slightly behind the existing main front wall of the original house. The shape and massing of the extension would complement the main dwelling, with the front set-back and lower roof ridge helping to achieve a subsidiary visual relationship.

It is noted that the style of properties differs from house to house within the road with some properties that have also extended either to the side, rear or in the roof slopes. The proposed extension would not appear out of keeping in the context of other extensions visible within the road.

An existing gap will be retained between the east side of the extension and the site boundary so avoiding the creation of a 'terracing' effect.

It is considered by way of its size, design and location that the proposed extension will not impact on the subject property, the character of the neighbouring properties or the street scene. There would be no adverse impact on the visual amenities of the area as the result of the proposal.

Residential Amenity

The most affected property is No.49 to the east. This property is a detached bungalow and has been enlarged by a single storey rear extension and a dormer in the side roof slope that faces onto the boundary of the subject property. There are windows in the ground floor of the side elevation of the house which appear to serve a kitchen area and bathroom/WC the later having obscure glazed windows.

The proposed extension will be sited to the west of No.49 and will not give rise to any notable degree overshadowing of No.49. It is worth noting that at the time of the site visit (1pm) the sun's orientation comes across from no. 49 and creates a shadowing effect over the subject property. Its height and 'bulk' in proximity to the common boundary could have some effect on the receipt of daylight to and outlook from the windows in the west side of No.49, but not to an unacceptable degree taking account that they serve non-habitable accommodation and/or serve rooms with an alternative aspect. The extension will be rendered and painted white.

The proposal includes 2 windows and a new door, the new door will provide access to the side of the property and is sited towards the front of the existing side extension. It is not considered that the location of the door would give rise to any further noise as it is not in line with any window at the side of no. 49. The window to the front and the window to the rear would mirror the view from the existing windows, therefore the proposal would not give rise to unacceptable overlooking. To the rear, the proposed window will not result in worse overlooking of the neighbour's rear garden than can be expected in a general urban environment such as this. It is considered that the proposal would not be detrimental to or affect the privacy of the adjoining occupier at no. 49.

It is therefore considered that by way of its design and siting the proposal would not have a detrimental impact to the residential amenities of the adjoining occupiers at no. 49 or be out of character within the surrounding area.

Highways and Parking

The parking arrangements to the front of the property will include a new hard standing to replace and extend the existing, removal and replanting works and a new 1m high boundary wall to the front and western side elevation. It is considered that the proposal is acceptable and would not have a detrimental effect on the highway.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. Ancillary only
5. No added windows south side

Informative

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? Y

Case Officer: J. Price Date: 29/11/22

Authorised by: Peter Barnett Date: 29 November 2022