Development Management - Delegated Officer Report

Application Number: AWDM/1014/22 Recommendation – APPROVE

Site: 48 The Drive, Shoreham-by-Sea, BN43 5GD

Proposal: Single storey side extension with driveway to garage and retaining wall. Replacement of original rear outriggers with full width single storey rear extension and front porch

Date of site visit: Assessment has been assisted using the Applicants plans and photo montage; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the east side of The Drive in Shoreham-by-Sea, and is a two storey, hipped roof, brick faced semi-detached dwelling. The dwelling has an existing single storey small rear extension as part of the original dwellinghouse comprising an outside w.c. and store etc.

The site also has an existing vehicular crossover and has a raised parking space within the front garden area. The property and the street, is on sloping ground, with the dwellings to the north being on higher land and those to the south on lower land. Both the land to the front and the rear of the dwelling is higher than the dwelling. To the rear of the dwelling is a patio area, and access to the garden is from steps off the patio.

The street scene comprises a mix of house designs and sizes. The neighbouring property to the north, no. 50, is a 1 ½ storey detached chalet, and is on higher ground, and the land is banked up to the boundary with no. 50 from the application site.

Many of the properties within the street have rear extensions, and most have outbuildings within the rear gardens.

Proposal:

This application seeks planning permission to:-

- Remove the raised car parking space;
- Lower/level the land on north side and construct an attached extension to the dwelling in order to provide a garage and utility room/shower; The garage and utility room extension will measure approx. 8.6m long x 3.86m wide x 2.7m high (from new ground level)
- Provide a rear single storey rear extension, measuring approx. 8.86m wide x 3m deep x 3m high;

- Provide a front entrance porch measuring approx. 1.7m deep x 1.7m wide x 2.7m high.

Relevant History: None

Representations: Objection from no. 50 The Drive

- Concern that the proposed excavation of land will undermine the tree roots of an established Pinus Sylvestris tree and it will become unstable. This also applies to a large Holly tree plus other smaller trees;
- There is lack of detail regarding the proposed retaining wall with the risk of possible structural damage and subsidence to my house and garden;
- My house is only 1.6m from the proposed excavation works of the supporting bank. The land will be lowered by approx. 2.1 – 2.4m below my ground level;
- My house is on a steep hill with the application site being considerably lower, more details required

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Viewed from the street, the main works will be the alteration of the land to the north and west sides of the dwelling in order to provide a more cohesive and user friendly land level. The raised parking space will be removed and some of the land bank which rises up to the mutual boundary with no. 50 will also be removed. The submitted document 'CH1130 Photo Montage', states within it that a garden retaining wall at the side of the house, before the fence, will be provided, but this is not part of the planning application and would be covered by others such as The Building Regulations. The neighbouring property has raised concern that the trees within their garden may be compromised by the earth works at the application site, however, as the trees are not covered by a tree preservation order nor is the site within a Conservation Area, any works which may affect the trees would be a private matter.

Although the new ground level at the front will still be sloping, it will not be as steep as it previously was. The side level will be more flat, which will enable the construction of an attached, flat roof, side extension, the front facing section of it would provide a garage, and a utility/shower room will occupy the rear section of the extension. There are no windows shown on the side elevation to affect the neighbouring property, and what's more, due to the land works, the resultant height of the side extension will only be marginally higher than the fence line, and thereby the side extension will not result in any unacceptable loss of visual or residential amenity to the neighbouring property.

The front of the house will have a porch constructed at the front door, which will also be flat roofed, and will be of modest proportions, only some 1.7m x 1.7m, with a door to its front elevation and a small window to its side (south elevation). It is considered that the porch will not be out of character with the existing design of the property or the appearance of the street scene in general.

The rear extension will be across the full width of the existing house but it will be only 3m in depth, thereby well within the Adur SPG guidelines for rear extensions which sees 3.5m as being an acceptable depth for rear extensions.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment
2. The applicant is advised to liaise with the neighbouring property at no. 50 prior to works taking place for the partial removal of the soil bank next to the mutual boundary due to potential impact on tree roots.

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

Case Officer: Eve Hearsey Date: 9 September 2022

Authorised by: Peter Barnett Date: 9 September 2022