Development Management - Delegated Officer Report

Application Number: AWDM/1637/20 Recommendation – APPROVE

Site: 281 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Single storey rear extension to rear (south) elevation, infill extension to side (east) and conversion of garage to habitable accommodation.

Date of site visit: Not visited use of Google Maps and photographs

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey dwelling on the south side of Upper Shoreham Road. As existing there is a garage to the side with first floor addition above. To the rear is a conservatory adjacent to the boundary with a rear/side single storey external store, W.C and utility.

Consent is sought to remove the existing conservatory and external cupboard and build a rear flat roof extension 4.5 metres in depth and 6.3 metres wide. This will link into the existing side addition which will continue along the side elevation with a proposed infill section. The space to the rear and side will be open plan living space. The side infill extension will continue the lean to sloping roof and roof lights are proposed. In addition the garage is to be converted to be used as a utility, shower room and store.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed extensions are to the side and rear of the dwelling house. They are screened from the property frontage. No change will be seen from the street, the front garage door will remain. Materials will be to match existing. The extensions are considered to be in keeping in scale and appearance with the existing building.

Residential amenity

The main properties to be affected are those either side of the site. No. 283 is attached to the west. As existing there is an extension of matching depth along the boundary. The proposed extension will extend beyond the adjacent extension by 2.5 metres. In terms of impact and loss of light and overbearing impact this is considered to be acceptable. Although the overall depth of the proposed extension exceeds 3.5 metres as set out in the Council's Development Management Standards at 4.5 metres, it extends beyond the neighbours extension by only 2.5 metres therefore the impact is reduced and the depth as proposed is acceptable.

To the east no. 279 is not attached, there is spacing between the dwellings. It appears that the adjacent building is a garage which has been converted and there is a rear conservatory adjacent to the boundary. The side projection at the application site already exists with sloping pitched roof. The infill section continuing this roof is modest. The introduction of roof lights and the infill will have no adverse impact upon the neighbour. There is spacing between the properties and no side windows to be impacted. The proposed windows on the side elevation will serve the kitchen, this is no change from existing. A side shower room window is proposed in the existing garage however this will be obscurely glazed no overlooking will occur in addition to that which currently exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east of west elevation of the extension, the shower room window on the east elevation shall be fitted with obscure glazing and shall remain as such at all times.

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

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.

Case Officer: Hannah Barker Date: 17th November 2020

Authorised by: Peter Barnett Date: 17 November 2020