Development Management - Delegated Officer Report

Application Number: AWDM/0211/22 Recommendation – APPROVE

Site: 102 Downside, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing conservatory and construction of a single storey pitched roof rear extension.

Date of site visit: Visited and photographs taken when considering previous consent AWDM/0236/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the northern side of Downside near to the junction with Parkside and Truleigh Way. It is a detached bungalow with front and rear flat roof dormers. There is a driveway to the western side with double gates leading to a detached flat roof building. There are also, as existing, two flat roof rear additions leading from the existing rear kitchen, forming additional kitchen and dining space. The rear extensions are at the same ground level as the rear of the bungalow. There is an outbuilding with raised patio directly to the rear with steps leading to a rear lawn at a higher ground level. The ground level of the site increases to the north. The bungalows directly to the rear are at much a higher level.

Consent was granted under AWDM/0236/15 to remove the existing conservatory and replace it with a single storey extension. The extension approved was wider than the existing conservatory, more than the full width of the bungalow. However the depth is less than the conservatory. It was proposed with a gabled roof with flat roof extension on the eastern side.

The current application seeks consent for a similar extension. The proposed plans show the existing conservatory and garage to be removed as with the previous consent. The depth of the extension is to be increased by 1.1 metres and the width by 1.2 metres on the west side however the flat roof section of extension on the eastern side has been removed. Roof lights are proposed as previously and render finish and cement slate tiles. A window is proposed in the east elevation as was previously the case and on the west elevation a glazed gable is proposed.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the bungalow and is therefore greatly screened from the street. The extension is however wider than the bungalow on the west side and therefore a section is visible yet due to the set back and limited height this will not be detrimental to the street scene or character and appearance of the existing bungalow.

This is a large rear addition however it is acceptable within the context of the existing bungalow and setting in terms of scale and it does not represent over development. The low ground level to the rear of the bungalow assists in its screening and subservience. The reduction in the footprint of the outbuilding is also beneficial.

Residential amenity

The main dwellings to be affected by the proposed development are those bungalows either side, nos. 100 and 104 Downside. The bungalow to the rear overlooks the rear garden and the application site however due to the ground levels increasing to the north and the extension being set into the lower ground level then it is not considered that there will be any detrimental impact.

The proposed extension will be nearer to the boundary to the west and deeper than the previously approved application. This bungalow 104 Downside has an existing flat roof rear extension. It is not considered that the proposed extension will result in any loss of light, privacy or overbearing impact. The reduction in footprint of the outbuilding which is adjacent to the boundary will be an improvement. The side gable windows are high level and will not result in any overlooking or amenity impact due to the distance to the boundary and blank side elevation, at the adjacent dwelling.

To the east is no. 100 Downside, there is an existing garage to the side adjacent to the boundary with the site. Beyond this is a single storey flat roof extension set well in from the boundary. The flat roof addition has been omitted from the recent proposal and this was adjacent to the boundary. Due to the position of the garage adjacent to the boundary distancing the proposed extension from the habitable living space at no. 100 it is not considered that there will be any adverse impact on the residential amenities of the occupiers of this property. There will be no significant loss of light, outlook or overbearing impact despite the enlargement of the depth of the extension. On balance this proposal as amended from the previous consent can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The external materials and finishes of the development hereby permitted shall be carried out in accordance with the details shown on the approved plans to include render and cement slate tiles unless otherwise approved in writing by the Local Planning Authority.
4. No additional windows on the east or west side of the extension.

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: 28th March 2022

Authorised by: Peter Barnett Date: 28 March 2022