Development Management – Delegated Officer Report

Application Number: AWDM/0537/17 Recommendation – APPROVE

Site: 24 Windlesham Road, Shoreham-By-Sea, West Sussex

Proposal: First floor side extension to west elevation

Date of site visit: 16.05.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a substantial, character semi-detached dwelling positioned on the north side of Windlesham Road, just south of Upper Shoreham Road. The street is characterised by dwellings of similar scale many of which are also semi detached, Although some bungalows exist also.

The dwelling has a large rear garden, front boundary wall and driveway. A garage is attached to the side of the dwelling. It matches the attached dwelling with a matching bay and roof dormer. The neighbour also has a side garage of similar appearance.

Consent is sought for a first floor side extension. The dwelling has a barn hip as existing this will extend into a cat slide roof above the proposed extension. The existing garage is to be converted to a play room with the garage door replaced with a window and the extension above to provide a bedroom with ensuite. Roof lights are proposed on the side elevation on the cat slide roof.

Consultations: none

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control 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 the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension will adjust the symmetry and appearance of the dwelling when viewed from the street in relation to its attached neighbour. Yet in the light of the proposed design, scale and appearance of the proposed extension it is not considered that this impact would be such to warrant a refusal in this case. The flat roof garage to the side with dummy pitch to the front will be lost and it is considered this will be an improvement as the flat roof is visible in glimpses within the street scene. Although other flat roof side extensions and garages exist its loss is an improvement here. The cat slide roof design allows for a first floor addition whilst limiting the bulk of the building. The design also links in with the existing roof design. A sympathetically designed extension in keeping in scale with the existing dwelling.

Residential Amenity

Due to the position of the extension to the side the main dwelling to be affected is no 26, adjacent to the west. Facing the extension on the side of no. 26 at first floor there are windows serving what appears to be a landing and a bedroom. The extension will come closer to these adjacent windows and roof lights are proposed. It is considered that any loss of light would not be significant to warrant a refusal here as the extension is not built up to the boundary and the cat slide roof removes bulk and scale. Yet the rooflights could result in overlooking and loss of privacy to the adjacent property. It is considered that a condition should be attached to avoid this potential impact. The roof lights should be obscurely glazed and fixed shut unless they are 1.7 metres or above finished internal floor level. A condition is also attached to ensure that no further openings are inserted in the west elevation. The en-suite has a rear window that is openable and the bedroom a front window.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match
3. Approved plans
4. No additional openings in west elevation
5. Rooflights on west elevation to be obscurely glazed and fixed shut unless above 1.7 metres finished floor level.

Informative

1. Proactive no amendment

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

Case Officer: Hannah Barker Date: 30.05.17

Authorised by: Jo Morin Date: 30.05.2017