Expiry Date - 03/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0628/23 Recommendation – APPROVE

Site: 5 Downside Shoreham-by-sea West Sussex BN43 6HH

Proposal: Proposed single storey side extension and front porch extension.

Date of site visit: 12/06/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of Downside within a residential area to the north of Shoreham-by-Sea. The property is a semi-detached bungalow with hip-to-gable roof conversion including a front dormer and front roof lights and rear dormer to provide rooms in roof. The property comprises white render elevations, tiles for roof, and white UPVC openings. The property is set back from the public realm behind a block paving driveway which steeply decreases in ground level. A relatively small sized flat roofed porch aligns with the westerly façade of the property at a shallower roof level. A garage attaches the property to the west elevation and projects towards the neighbour to this side No. 7 Downside, allowing a narrow footpath between the dwelling and boundary fence. Further backwards to this elevation and aligned with the rear of property is a utility room which projects at a lesser depth towards this neighbour. Beyond the driveway, ground levels steadily decrease from front (north) to rear (south) of the property.

The surrounding area is of a generally small-scale and low density. There are multiple examples of roof extensions/ alterations evident from the street scene. Although a strong prevailing character is absent, properties footprints and plot sizes are relatively proportionate. Properties to the opposite (north) side of Downside are more prominent along this section by virtue of the topography.

Proposal:

Permission is sought for a single-storey side (west) extension and a front porch extension.

To accommodate the side extension, the existing garage and utility room to this elevation would be demolished. The side extension would project off the side wall aligned with the front of the dwelling by approximately 2.46m and extend the entire length of the dwelling (approximately 10.24m). The

extension would have a false-mono pitch roof to front at a height of approximately 3.5m which steps down to a flat roof height of approximately 3.25m at maximum. Openings are proposed to the front (window) and rear (door and window), along with 1No. roof light.

The porch would extend forward of the principal front of the dwelling by approximately 0.9m to easterly and 1.91m to westerly. It would have a width of approximately 2.55m (approximately 1.85m existing). The porch would be increased in height to approximately 3m which would be at the same height as the existing front protrusion to the easterly front elevation. A larger front facing access door is proposed along with portrait windows.

Representations: None.

Consultations: None.

Relevant Planning History:

Planning permission granted at the application property for front dormer under AWDM/0261/17, decision issued 25/04/2017.

Planning permission granted at the neighbouring property to the west at No. 7 Downside for application for Certificate of Lawfulness for proposed side extension to create new garage and store room under AWDM/1262/12, decision issued 23/10/2012.

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The front of the side extension and the front porch extension would pose an alteration to views from the street scene. Both elements would increase in

height and overall scale and would therefore be more prominent in the street scene. Notwithstanding, matching materials are proposed along with a form which would respect the character and layout of the existing dwelling; the front porch element would not exceed the existing height of the flat roof front protrusion and the side extension proposes a false-mono pitch roof to front which sympathetically reflects the roof form of the existing dwelling. Further, the false-mono pitch would harmoniously align with the roof plane and eaves level. The side extension would project the same distance off this elevation as exists through the garage, replacing the original footprint and resulting in no material change in this respect.

The porch would exceed the footprint of the existing porch and conspicuously extend beyond the principal front of the dwelling. However, whilst there is little evidence of front porches in the immediate street scene, given the established porch and modest increase in scale in this context at a level stepped down from street scene, it would not dominate views or significantly detract from the appearance of the existing dwelling, and therefore, on balance, it is considered acceptable. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The front porch extension would largely retain the existing front porches location to the centre of the dwelling. It would only extend a mere 0.9m deeper, 0.7m wider, and 0.35m higher. In view of the location of the porch in the context of surrounding neighbours, along with the outlook which would be towards the street scene and the applicants own driveway, it is not considered to have any adverse impact on residential amenity.

The side extension would extend towards the neighbour to the west No. 7 at the same depth as exists through the garage (approximately 2.46m), thus, the existing gap/ pathway to the boundary with this neighbour would be retained (approximately 0.6m). This element would extend towards the rear angled slightly away from this boundary and parallel with the existing side elevation of the dwelling. The flat roof height of the extension would be approximately 0.25m higher than the flat roof height of the existing garage and utility room respectively. This height increase is not considered to be so significant to result in material impact to No. 7; some loss of light to this neighbour's side windows may occur, but this is not considered to be to an unacceptable degree as these are not considered to be principal windows and this neighbour's property is slightly stepped up from the application property's. No overlooking would occur as openings are proposed to elevations where they are already established and orientated away from neighbouring residential amenity, to the front and rear of the property.

The proposal would not result in material harm to the residential amenities of neighbours.

Recommendation:

Expiry Date - 03/07/2023

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings West Elevation

Informatives:-

1. Proactive No Amendment

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? N

Case Officer: Jason Albon Date: 30.06.2023

Authorised by: Peter Barnett Date: 3 July 2023