Development Management - Delegated Officer Report

Application Number: AWDM/0080/20 Recommendation – APPROVE

Site: 18 Lesser Foxholes, Shoreham-By-Sea

Proposal: Proposed part single/part two storey (with dormer window) rear (north) extension, existing conservatory removed.

Date of site visit: 10th February 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey property within a street of similar style properties. The character of the buildings within this estate is unique and is that of shallow pitched cat slide roofs to the front with a steeper pitch to the rear. The property is tile hung to the front with brick and some flint work detailing to the front.

Consent was originally sought for a two storey rear extension 6.3 metres in depth with a ground floor extension with parapet wall 3.7 metres high and a first floor addition. Angled rooflights are shown on the parapet to serve the ground floor. The first floor addition will allow for the enlargement of the three first floor bedrooms.

Officers considered that original scheme to be detrimental to the character and appearance of the existing building and street scene. This was due to the addition of the flat roof rear projection at first floor. Due to the position of the dwelling in the street scene and change in levels this proposed rear addition was very visible and resulted in a poor relationship with the existing roof form which was considered to be detrimental to the building and surrounding locality. It would also set a precedent for further similar development.

It was noted that there is a rear two storey flat roof addition to the west of the site at no. 24 there is no planning record of this and it appears that this was built some time ago. This development is not as visible as the proposal would have been in the street scene. It is therefore not considered to set a precedent here.

Amended plans have been received which show the first floor addition to be formed by extending the rear roofslope dowanwards, in keeping with the existing building design at the front, with a dormer provided in the new roofslope. The ground floor additions remain unchanged.

The decision is based on the plans as amended.

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)

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 rear of the property and are therefore mainly screened from the street scene, however as mentioned above due to the change in ground levels and relationship with adjacent dwelling the first floor projection will be visible from the side. As amended this design is considered to be in keeping with the existing building and character of this street scene. It complements the existing building design. Although the extension is large in scale being the full width of the building, it is not considered to over dominate in this case. The building design and scale in this case is acceptable. Materials will be used to match existing.

Residential amenity

The main properties to be affected are those either side of the site. The adjacent dwelling to the east is set in line with the rear of the application property. The extension in total will extend by 6.3 metres. There is some spacing between the dwellings and the dormer will be set in from the side boundaries and will project by 3 metres to the rear. The sloping roof also limits the bulk of the extension. On balance this relationship is acceptable.

To the west the dwelling is set further back in to the site and therefore the majority of the extension at that application site will be adjacent to the side wall of the adjacent dwelling. There is again spacing between these dwellings. There are two side windows facing onto the application site, the ground floor window currently faces onto the fence and has limited light and outlook, the first floor window is obscurely glazed and therefore appears to be serving a non habitable room. The proposed extension will be built adjacent to this side elevation. It is not considered that the works will result in any loss of light, privacy or outlook which would warrant a refusal in this case. A condition is attached to limit any windows on the side elevations.

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 or west elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 10th March 2020

Authorised by: Peter Barnett Date: 10 March 2020