Development Control – Delegated Officer Report

Application Number: AWDM/0722/18 Recommendation – APPROVE

Site: New House, The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Single storey side extension and enlargement of existing rear extension.

Date of site visit: 02.08.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached two storey dwelling, with an existing vehicular access and drive. A timber gate fills the gap between the application dwelling and the neighbouring property 'Durhamside' to the east. A timber shed is positioned at the rear of the garden close to the boundary with 'Durhamside'

The neighbouring property 'Durhamside' is a similar semi-detached dwelling, which has had a two storey side extension abutting the boundary with the application site. The ground floor of this extension incorporates an integral garage, and there is a mono pitch roof extension over the entrance door which continues across the garage frontage, bringing this section of the dwelling forward from the main front elevation. There is a high level window to the rear section of the side elevation which it is understood serves a utility room and there is an air vent also.

The application proposal seeks permission for a flat roof single storey side extension which fills the whole of the side gap, and directly abuts to the side wall of 'Durhamside'. The flat roof side extension will measure some14.4m long x 2.5m wide x 2.8m high.

The side extension will key into the existing rear pitched roof extension of 'New House', which will be amended by altering the end elevation of the roof and changing the rear window. Another existing rear single storey extension will also have its roof amended from a false pitch down to a flat roof. Other changes to the existing extensions will include rooflights on both sides of the pitches of the pitched roof extension. Flat rooflights will also be installed within the existing extension and the proposed extension.

The application also shows a porch around the entrance door, the roof will be a mono pitch across both the porch and the new, proposed extension. The roof of the

porch is shown to key directly onto the mono pitch roof of ‘Durhamside’. It is shown to be the same height and depth of the mono pitch roof of ‘Durhamside’.

Relevant Planning History:

SU/74/04/TP Room in roof (with rear dormer and side window/altered gable) and single storey rear extension. **Approved Conditionally 17.05.2004**

Representations:

‘Durhamside’, The Street:

- Don’t object in principle to the extension but have 4 concerns;
- Lose all light to our utility room if the extension were not designed properly;
- Not sure if the extension can legally be attached to our house and if it were, we are concerned about how digging the foundations would affect our property;
- We would be concerned about damp to our property;
- We live in a semi-detached property, surely if the extension were to become attached to our property; we would become a linked property, which would devalue our property.

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 2018)

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The side extension will fill the gap between the application site and the neighbouring property ‘Durhamside’. In planning, building a single storey extension up to or including a boundary is acceptable in principle. The proposal will be single storey which will maintain a visual gap above it, and this will prevent terracing of the properties and prevent the loss of the open character of the street scene.

The neighbouring property ‘Durhamside’ has constructed a two storey side extension up to the boundary with the application site. This seems to have occurred in the late 1970’s, but because of the fact that the application is for a single storey extension and that there will be a gap maintained above, there will be no material loss of character to the street.

The side extension is shown built up to the neighbouring property, and documents have been submitted to show that a notice was served onto the neighbour regarding the planning application and a Certificate B was completed which is the legal

requirement. If, however, the neighbour did not agree to the construction taking place abutting their property, that would be a private, not planning, matter.

There is a high level window on the side elevation of 'Durhamside' which could be covered over by the proposal and whilst this is a private matter, the plans have identified that the proposed extension will set the roof down around this window in order that it maintains natural light. This has also been confirmed by the Agent in a letter dated 07.09.2018.

The extension will be flat roofed, but the front, street view, will have a mono pitch roof section across it and the new porch, which will help it assimilate within the street scene better. The roof area will not come any further forward than the roof canopy extension at its neighbour 'Durhamside', and indeed, the plans show the application roof and the neighbouring roof, keying into one another.

The Street is generally characterised by a variation of dwelling types, although the application site and its neighbours are very similar. There are also examples of garaging that has filled the side gaps. The relationship between 'New House' and 'Durhamside' is different in this regard as 'Durhamside' has had a two storey extension up to the boundary, but in this instance, the single storey extension up to the boundary with 'Durhamside', closing the gap if you like, is considered acceptable in relation to the visual character of the street scene particularly as it maintains a visual gap above.

Residential Amenity

The neighbouring property 'Durhamside' is the property which is most affected by the proposal as it is nearest to the proposal. The slight forward projection of the proposal will not come any further forward than 'Durhamside's' own roof extension thereby it is not considered to materially harm 'Durhamside'.

The keying in off the extension onto the side of 'Durhamside' will be a private, not planning matter.

'Durhamside' have raised concerns about loss of light to their utility room; digging of foundations; damp; and devaluation of their property. As the utility room is not a habitable room, it is not a consideration of the application with regard to light, and all the other matters raised are also not material planning considerations for the determination of this application, but in any case, the roof of the proposed extension is shown to be lowered around this window, thereby maintaining light to the use of that room.

It is not considered that any other nearby residential property would be materially affected by the proposed extension.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans

2. Standard time limit
3. Materials to match existing

Informative

1. Approved following revisions

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

Case Officer: Eve Hearsey Date: 21.09.2018

Authorised by: Peter Barnett Date: 24 September 2018