Expiry Date - 01/03/2023

Development Control – Delegated Officer Report

Application Number: AWDM/2037/22 Recommendation – APPROVE

Site: 12 Overmead Shoreham-by-sea West Sussex BN43 5NS

Proposal: Replacement single storey rear extension.

Date of site visit: 24/01/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the south-easterly side of Overmead to the rear of the cul-de-sac, accessible via a footpath that continues from the south side of Overmead until reaching a dead end. The property is an end-of-terrace two-storey household to the southerly side of the footpath.

The property has predominantly red brick elevations with a gable tiled roof. To the side of the property, there is a built-up felt flat roofed porch where the front access door is located, along with a side access gate which leads to the rear of the property. The application site is located to rear of the property, which currently comprises a conservatory with red brick and PVCu elevations and adjoins the rear of the household.

The rear garden space of the property is of an adequate size and is not untypical of rear garden spaces found along Overmead, with a shed and hardstanding flanking the conservatory and grass and a raised decking area towards the rear of the plot.

The adjoining dwelling No. 13 Overmead closely resembles the design and footprint of the host property, with predominantly red brick elevations and a single-storey rear extension that projects a similar depth from the rear principle building line as the host properties conservatory. No.13 Overmead also exhibits a rear dormer.

The street scene on Overmead comprises terraced two-storey households with ranging opening sizes and sequences between rows. Elevations vary from red brick, render and composite cladding. Many of the properties have rear extensions and/or dormer extensions.

The application site is situated within Flood Zone 3.

Proposal:

Permission is sought for the demolition of the existing conservatory which would be replaced with a flat roofed single-storey rear extension measuring approximately 2.25m deep, 5.25m wide, and 2.8m high (excluding the roof light, which would measure 3.2m high). There would be a rear door and window, along with a high horizontal window to the side (south-east) elevation. There are no windows proposed on the north-west side elevation, which would be orientated towards the adjoining dwelling No.13 Overmead.

Facing brick would be used for the below floor/ door level of the wall and cladding in anthracite grey for the remainder. The proposed doors and windows would be PVCu and the roof would be built-up felt.

The application is supported by a Flood Risk Assessment (FRA).

Representations: None received.

Consultations: None.

Relevant Planning History: An application for a single-storey extension to rear and front porch at the adjoining dwelling No.13 Overmead was refused on 18/08/1980 under SU/189/80/TP/5787. Shortly following this, an application for a single storey rear extension at the same dwelling was approved on 07/01/1981 under SU/285/80/TP/6058.

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, the effects on the amenities of neighbouring residential occupiers, and whether flooding issues have been sufficiently addressed.

Visual Amenity

Due to the sites positioning to the rear of the property along a cul-de-sac, the proposed development would not be readily viewed from any public areas. Furthermore, the proposed development would barely exceed the footprint of the existing conservatory; there would only be an approximately 0.6m width and 0.3m height (excluding the proposed roof light) increase to what already

exists. By virtue of the proposed developments proportion and scale, it would not be incongruous in this setting.

The most noticeable alterations from what already exists through the conservatory would be the increase in width and materials proposed.

The extension would project an additional width of approximately 0.4m to the south-east and 0.2m to the north-west. To the south-east, the building line of the extension would align with the principle building line to the side of the property, which would harmonise with the layout.

The proposed flat roof is considered acceptable due to its positioning to the rear of the property and the existing conservatory already exhibiting this roof style. Similarly, the extension of the adjoining property No. 13 Overmead and the aforementioned porch to the side of the application property also exhibit this roof style and use built-up felt as a finish. Whilst the proposed use of anthracite grey cladding would present an alteration in architectural style for the property, it is considered that this would not be to the detriment of the prevailing character of this area, which exhibits a range of styles, layouts and forms.

The proposed development would not be out of keeping within this residential area and would not result in unacceptable impact on visual amenity.

Residential Amenity

The most affected neighbour would be the adjoining dwelling to the north-west of the property at No. 13 Overmead.

As previously identified, the proposed extension would project an additional 0.2m to the north-west (side), closing the gap between the boundary with No.13 Overmead to approximately 0.15m from 0.35m. The proposed extension would not exceed the height of the adjoining neighbour's extension and the depth would be retained from what already exists through the conservatory and would therefore not project further than this neighbour's rear extension building line. The only openings would be on the south-west (rear) and south-east (side) of the extension, facing into the applicants own garden.

It is considered that the proposed extension would not give rise to any material overbearing or overshadowing and there would not be an unacceptable impact on the residential amenities of neighbours.

Flood Mitigation

An FRA has been submitted as part of the application. The applicant has sufficiently demonstrated that the proposed development would be designed to mitigate flooding through a mixture of flood prevention and resilience techniques, build quality, and floor level. It is considered that flood risk issues have been adequately addressed.

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Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. 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: 02.02.2023

Authorised by: Peter Barnett Date: 2 February 2023