Development Management – Delegated Officer Report

Application Number: AWDM/1541/22 Recommendation: APPROVE

Site: 11 West Street, Shoreham-By-Sea

Proposal: Proposed single storey rear extension and rear dormer window; new garden wall.

Date of Site Visit: Visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey terraced property with a room in the roof, within Shoreham Town Centre and within the Conservation Area. Consent was recently refused (AWDM/0788/22) for the redevelopment of a former nightclub building to the rear of no. 11 (No.11A) and works to no. 11 were also proposed within this application. The current scheme seeks consent for works to no. 11 only. An existing empty dwelling house in need of upgrading. The dwelling currently has 4 bedrooms and a bathroom on the first floor, a bedroom in the loft and a living room, dining room and kitchen on the ground floor. There is an enclosed passageway to the side of the main entrance which leads to the back of the site. The passageway door is to be replaced with a gate, the existing front windows are to be refurbished along with the roof tiles retained and repaired. A single storey rear extension is proposed alongside the existing two storey outrigger 3.2 metres in depth. To be built up to the boundary, the extension is of flat roof design with a roof lantern Also proposed is a rear flat roof dormer and rooflights. There is a diagonal boundary wall adjacent to the dwelling to the north of the rear elevation of the property. This application also seeks consent to move this wall. It will be partially formed by the side wall of the extension then will be squared off to create more garden space for the neighbouring property.

Representations

None received.

Consultations

Adur District Conservation Area Advisory Group

Approve- we would welcome applicant's confirmation that wall finishes match existing, i.e white.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area and the Conservation Area.

Visual amenity and Conservation Area

The changes to the front of the building will be mainly to repair and upgrade the existing property. These changes will be clearly visible within the street scene and will enhance the existing building and character and appearance of the Conservation Area. To the rear the extension and dormer are modest additions which will also be in keeping with the appearance of the building, with render to match existing on the ground floor and the dormer to be tile hung on the cheeks to match the existing roof. The wall will be rendered to match existing and will be the same height. Existing windows are to be sanded and repainted.

Residential amenity

The main property to be affected is the dwelling attached to the north. The extension at 3.1 metres in depth will be adjacent to the boundary with this neighbouring property. This dwelling has limited outlook here due to the awkward boundary wall which cuts across the rear. The proposal to move this fence will result in an improved outlook and increased amenity space provision. It is not considered that the extension will result in a detrimental impact that would warrant a refusal in this case. The extension is less than 3.5 metres in depth therefore in line with the Council's Development Management Standards. The extension will be screened from properties to the south by the existing two storey outrigger. The dormer will overlook to the rear however not to a greater extent than the existing first floor windows. This would not warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing including the new boundary wall.
4. No additional windows on the north elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 1st November 2022

Authorised by: Peter Barnett Date: 2 November 2022