Development Management - Delegated Officer Report

Application Number: AWDM/1920/18 Recommendation – APPROVE

Site: 63 West Street, Shoreham-By-Sea, West Sussex

Proposal: Rear extension with cat slide roof in place of existing conservatory

Date of site visit: 8th January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace property within the centre of Shoreham and within the Conservation Area. It fronts onto West Street with off street parking for one car. There is a public footpath which runs to the south of the site, there is a gap between the side elevation of the house and the side wall which forms the boundary with the footpath.

The dwelling has two existing lean to additions, one larger addition adjacent to the southern boundary and one smaller addition adjacent to an existing extension built up to the boundary with the neighbouring property no. 65 West Street. Both are single storey. It is proposed that both additions will be removed and a cat slide roof is proposed to the southern side of the building, the same width as the existing extension on this side and slightly deeper. The addition will include a bathroom at first floor and an extension to the kitchen and W.C at ground floor.

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 (July 2018)

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 and Impact upon Character and Appearance of Conservation Area

Due to the position of the property adjacent to a public footpath there will be public views of the proposed extension. There are currently two rows of terraces backing onto each other with the footpath dissecting the houses east to west. The extension will also be visible from the rear of all the surrounding properties. As stated above this is within a Conservation Area where the character and appearance of such an area should be preserved or enhanced. It is considered that although the cat slide roof design will be a feature that is not commonplace within this locality, it will however be acceptable in this case. Although visible it will be on the rear, secondary elevation of the building. It is also the end of terrace and the extension is to the southern side. Therefore it would not be seen within the context of the terrace as a whole but individually. It is modest in scale and it does not dominate the application property or the surrounding area. To the rear of the terraces there are examples of mismatching design, with flat roofs, dormers and various single storey extensions. There is no uniform development here, it is therefore considered that this proposal is acceptable. It will preserve the Conservation Area, there will be no harm caused.

Residential amenity

The main properties to be affected in this case are those either side of the site, although the rear of the site is visible from the rear of other properties in this terrace and the surrounding terraces. The extension is to the southern side of the building and is therefore not adjacent to the boundary with the attached property to the north. There is an extension adjacent to the boundary at no. 65 with a blank side elevation. The proposed ground floor extension will have a door and a window facing towards the side of this. Due to the space between these openings and the boundary there is not considered to be any loss of privacy in this case.

The increased bulk as a result of the development will not result in any loss of light or overbearing impact to the properties on either side. To the south is the footpath with the neighbouring property beyond therefore there is space between the development and the properties on either side.

There are windows on the southern side elevation at first and ground floor, there are existing side ground floor windows and these are partially obscured by the side wall. The first floor bathroom window will be more prominent. A condition is attached to ensure that this window is obscurely glazed with a top opening fan light only. A condition is also attached to restrict any further openings in this side elevation.

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 north or south elevation of the extension.
5. First floor bathroom window on southern elevation shall be obscurely glazed and top opening only.

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: 1 February 2019

Authorised by: Peter Barnett Date: 1 February 2019