Development Management - Delegated Officer Report

Application Number: AWDM/1010/19 Recommendation – APPROVE

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

Proposal: Two storey side extension to north elevation.

Date of site visit: 8.07.19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace two storey property within an estate of similar style dwellings. The dwelling is of brick and tile construction with uPVC weather boarding to first floor. There is a flat roof storm shelter above the front entrance. The property is on lower ground level than the street and has steps down to the front door and the general ground level rises from south to north. There is an area of green space to the north with houses beyond.

Consent is sought for a two storey side extension to the dwelling, 3.5 metres in width the same depth as the existing building and continuing the existing ridge across, with materials all to match existing. The extension will provide a kitchen, utility and cloak room at ground floor and a master bedroom, dressing room and bathroom at first floor.

Representations

None received

Consultations

Adur and Worthing - Jeremy Sergeant, Trees and Landscape Officer – I do not consider there is likely to be any effect on the root protection area of the WSCC Ash Tree.

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 side extension would be clearly visible within the street scene. Despite the drop in levels the extension would be visible to the front, side and rear. The extension however is of appropriate width and scale representing a subservient addition. Its simplistic form, following the existing ridge height and width of the dwelling allow it to be in keeping in appearance with the existing street scene. Development Management Standards state that a first floor addition of this nature should be set back from the front elevation and set down from the ridge to allow the addition to be subservient in appearance. In this case it was deemed appropriate to following the existing simplistic building form which is dominant within this location. This then allows the extension to appear as a continuation of the existing terrace and not a new addition. Materials to match existing as proposed are essential for this continuity.

Residential amenity

Due to the green space directly to the north it is not considered that the extension will have any adverse impact upon the occupiers of the dwellings to the north. The extension will be visible yet there will be no loss of light, privacy or overbearing impact. A ground floor door and window are proposed which will be screened by the boundary wall. No first floor windows are proposed and a condition is attached to ensure that no windows are installed in the first floor of the side elevation.

The extension will also be visible from properties to the front and rear of the site however the first floor windows will not create any more overlooking than currently exists. There is ample distance between properties to not give rise to any overbearing impact.

Trees

Within the adjacent open space are some mature trees, the Council's Trees and Landscape Officer has verified that there will be no detrimental impact upon the existing trees adjacent to the site as a result of the proposed extension.

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 side 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: 22.07.19

Authorised by: Peter Barnett Date: 22 July 2019