Development Management – Delegated Officer Report

Application Number: AWDM/0664/23 Recommendation: APPROVE

Site: 24 Southdown Road, Shoreham-By-Sea, West Sussex

Proposal: First floor front extension over existing garage and conversion of garage to a habitable room.

Date of Site Visit: 6th June 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey property within a street of mainly traditional, period properties within the Conservation Area. The application site and those properties directly adjacent are more recent. The building currently has an integral garage with a flat roof ground floor projection. Consent is sought to change the garage to form a habitable room and replace the garage door with a window and to create a first floor extension above the flat roof to extend the bedroom at first floor. Amended plans have been received following officer's advice that the proposed hipped roof should be changed to a front gable.

Adur District Conservation Advisory Group: - Approve

Representations: - None received

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.

Visual amenity

The changes to the building will be clearly visible within the street scene, the removal of the flat roof with the construction of the first floor addition with gable roof will be in keeping with the existing building which does not have any strong architectural merit. The existing first floor gable will remain which relates to the gables on either side. The new gable will become the dominant feature. Properties on either side vary in design detailing. The introduction of the ground floor window will be in keeping with the appearance of the building. Materials to be used will match existing. The extension and the changes will not be harmful to the character and appearance of the Conservation Area. The front projection will still allow the building to be set back and not project closer to the road than the properties further south.

Residential amenity

The increased bulk of the building at first floor will not result in any overbearing impact, there are no windows adjacent to be affected and there is spacing between the buildings. The proposed gable adds more bulk than the hip however this will not result in any significant harm.

Parking

The loss of the garage would not harm the parking provision at the site as it is likely that this is currently used for storage and not the parking of vehicles. There is ample off street parking to serve the property to the front of the site on the existing driveway.

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.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 3 July 2023

Authorised by: Peter Barnett Date: 3 July 2023