Development Management - Delegated Officer Report

Application Number: AWDM/1528/21 Recommendation – APPROVE

Site: 45 The Drive, Shoreham-By-Sea, West Sussex

Proposal: Proposed rear and side extension with attached Oak framed gazebo/canopy.

Date of site visit: 21st September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property on the west side of The Drive. The property is similar in style to those either side with front projecting bays, half hipped roof to the side and cat slide roof to the front with small dormer.

Consent was originally sought for a proposed single storey rear and side extension with hipped roof to the side and half hipped roof to the rear. The rear section of the side extension is an open Oak roof canopy a hip to gable roof extension and rear dormer was also proposed. The applicant subsequently advised that the roof extensions fall within permitted development and amended plans have been received removing these from the application. They have not therefore been considered as part of this application and it is understood that a Lawful Development Certificate will be sought for the roof additions. Materials are to be used to match existing render and tiles and Oak for the canopy.

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 existing detached garage to the side of the property is to be removed and replaced as part of the proposed development. The side extension is to be a garage with the canopy to the rear, this is to be built along the side, north boundary. The extension then wraps around to the rear 4.3 metres in depth.

The side section is visible within the street scene although set well back from the front of the property it is set further forward than the existing garage. A half hipped roof with double garage doors will be visible within the street scene. This will not be prominent or out of keeping in terms of character and appearance in relation to the existing dwelling or surrounding built environment.

The scale and footprint of the proposed development will not give rise to a development which is out of keeping; it will be subservient to the main dwelling. Materials to be used will match existing in render and tiles with oak to the proposed rear canopy.

Residential amenity

The main properties to be affected are those either side of the site. To the south is the attached dwelling. There is as existing a lean to conservatory addition at this property. The proposed extension is 4.3 metres in depth, Development Management Standards state that extensions should be limited to 3.5 metres in depth adjacent to the boundary. In this case due to the existing extension this can be increased provided the proposed extension does not exceed 3.5 metres beyond the rear of the neighbouring extension. In this case the proposed extension therefore complies with this guidance.

To the north the proposed extension runs along the side elevation of the adjacent property. As existing the garage is along this boundary however it is not as long. Yet there is also a garage alongside at the adjacent property. This will screen the development to some extent however it will project forward and to the rear more than existing. The hipped roof will also result in a higher building. It is however not considered that the proposed development adjacent to the boundary to the north will result in any significant harmful impact that would warrant a refusal in this case. There are no side windows along the new extension so no overlooking will occur. There is separation between the boundary and the main dwelling house to the north. The main outlook is to the rear/west therefore there will not be a loss of aspect in this case, it is therefore considered acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with Oak gazebo/canopy
4. No additional windows on the north or south elevation of the extensions.

Is recommendation contrary to letter(s) of representation? N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 4th October 2021

Authorised by: Peter Barnett Date: 5 October 2021