Development Management - Delegated Officer Report

Application Number: AWDM/0096/17 Recommendation – Approve

Site: 413 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Single storey side and side rear extensions

Date of site visit: 30 January 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application is a detached dwelling. It has an existing ground floor rear extension and a car port at the side. It is proposed to remove the car port and construct a ground floor extension at the side/rear, projecting no further than the existing rear extension. It will project 1.6m at the side and will be 6m deep. It will be flat roofed with a false pitch.

Also proposed is a side porch extension at the front of the building measuring 1.6m wide, 3m deep and 3.5m high with a front gable.

Relevant site history

AWDM/0205/11 - Extensions and alterations to roof including gables at rear, part gable at front and extended west side dormer

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer (Private Sector Housing) has no objection to the development as the proposed changes do not make the situation worse than the existing.

However, the two bedrooms on the first floor are, however, clearly inner rooms as their only means of escape in the case of fire is through another habitable room (i.e. the living room). Even if the staircase exited into the hallway, the hallway is enclosed and can only be exited through other high risk rooms.

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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 rear extension will be set back some distance from the frontage and will not have a wide visual impact. The side porch will line up with the front wall of the house but will appear to be set back due to the presence of a projecting bay window at the front.

The design of the porch roof would be improved if it were hipped rather than gabled at the front, to match the existing hipped roofs at the front of the property. The applicants were asked to amend this element but have refused as they prefer the gable design. While regrettable, it is not considered that the inclusion of the gable would cause sufficient visual harm to warrant refusal of the application. There are gabled elements on both neighbouring dwellings.

Residential amenity

The extensions will come to within 0.9m of the boundary. The side porch will be adjacent to a side window at 425 Upper Shoreham Road but the affected room is also served by a front bay window and no adverse loss of light is anticipated.

The rear extension will sit alongside an existing rear extension at No.425 and will project beyond it. No loss of amenity will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows

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: Peter Barnett Date: 21 February 2017

Authorised by: Gary Peck Date: 22 February 2017