Development Control – Delegated Officer Report

Application Number: AWDM/0778/18 Recommendation – APPROVE

Site: 3 Windlesham Road, Shoreham-by-Sea, BN43 5AE

Proposal: Single storey rear extension to south elevation and rebuilding of single storey extension to west side elevation.

Date of site visit: 21.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application relates to a two storey, semi-detached, circa 1930's residential dwelling. The street comprises predominantly large dwellings and are a mix of semi-detached and detached properties. The rear of the property has an existing flat roof area over a flat roof extension, located at the boundary side with no. 1.

The proposal seeks permission for rear extensions across the full width of the house, and also to rebuild the walls of the existing utility room with a new roof over.

The existing garage door will be replaced by a window and a window will be installed within the west elevation of the garage

The existing rear flat roof at the boundary with no. 1 will be enlarged

Relevant Planning History:

2881 Semi-detached house **Approved 01.12.1931**

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The works are generally taking place to the rear of the property and therefore will not impose on the street scene.

The rear extension will be some 2m deep at the boundary to no. 1, and then step out a further 2m from some 3.3m from the boundary. This section will run for approx. 6.5m before stepping back some 2.5m to meet the rear elevation of the utility room which is having is walls upgraded.

The extension thereby will be a maximum of some 4m out from the existing dwelling house.

The main ground floor extension will allow the opening up of the existing internal space to create open plan living; dining; and kitchen.

Residential Amenity

The main properties affected by the proposal would be the immediate neighbours' no's 1 and 5 Windlesham Road. No. 5 will not be affected by the utility room upgrade, or the flat rooflights within the utility room roof. The new side window being put in the west elevation of the garage, will be some 2.4m from the boundary with no. 5. Further, the top of the window will be approx. 2.3m from ground level; therefore it will not be readily viewed from a boundary with a height of 2m

The flat roof extension will be to the boundary with no. 1, and there is currently a wall acting as a screen onto the boundary. The Agent has confirmed in writing that this flat roof will not be used as a balcony, as shown by the fact that there is no door leading out onto it. Therefore a condition requiring this will be appropriate.

The side of the extension does come out approx. 1.8m, and the plans have drawn on a line using the 45 degree rule, which identifies that there will be no material overshadowing to the neighbouring side from the extension at the boundary.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows on side boundary elevations
5. The flat roof shall not be used as a balcony

Informative

1. Approved without revisions

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

Case Officer: Eve Hearsey Date: 26.07.2018

Authorised by: Peter Barnett Date: 26 July 2018