Development Control – Delegated Officer Report

Application Number: AWDM/0589/17 Recommendation – APPROVE

Site: 3 Steyning Road, Shoreham-by-Sea, BN43 5NG

Proposal: First floor rear extensions

Date of site visit: 23.06.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Detached 2 storey dwelling situated on the west side of Steyning Road in Shoreham-by-Sea. The site is within the Old Shoreham Conservation Area, and lies approx. 30m from the River Adur to the west. A cycle path is in place between the river and the rear of the property. The site is within a Fluvial Floodplain, floodzone 2; Tidal floodzone 2; Environment Agency flood zone 3. The property is well screened at the back with trees and vegetation. A detached garage and outbuilding are situated on the south of the site

There is a neighbouring 2 storey dwelling to the south and what appears to be a pumping station and a large standing area between the station and the road.

The topography of the site is lower than the pavement and road.

Proposal

Permission is sought for 2no. first floor extensions to the rear, over the existing flat roof extensions, either side of the existing two storey gable section.

The north first floor extension will measure some 2.9m wide x 3.9m deep.
The south first floor extension will measure some 2.7m wide x 2.9m deep.

Both extensions will be gable ended.

Consultations:

ADCAG: Support.

Representations: No received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15

National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The extension is located wholly at the rear and would have no impact on the street-scene of Steyning Road.

The rear elevation faces onto hedging and trees, and there is currently work being undertaken behind the property by Environment Agency to undertake Flood Defence work next to the River Adur. A wide cycle path has been put in place behind the property, and from walking along the rear, the properties no.1 and no. 3 Steyning Road, are fairly well screened from view.

The proposed first floor extensions will go over the existing ground floor extensions, and will be pitched roof gable ends in accordance with the existing two storey rear element of the dwelling. Neither the south first floor nor the north first floor will be any wider than the existing dwellinghouse.

The ridge height of the extensions will be in line with the existing rear two storey section and will be some 1.4m lower than the ridge of the existing dwelling. Further, as the topography of the land is lower than the pavement and road, the increase will not be overly dominant within the street view.

Residential Amenity

There is no neighbouring residential property to the north or the west, and only 1no. residential property to the south, no. 1 Steyning Road, which is some 22 metres distant, and thereby will not be materially affected by the proposal.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in north or south side elevations

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26.06.2017

Authorised by: Jo Morin Date: 27.06.2017