Development Management - Delegated Officer Report

Application Number: AWDM/0366/18 Recommendation – APPROVE

Site: 128 Harbour Way, Shoreham-By-Sea

Proposal: Two storey side extension to west elevation to replace existing garage.

Date of site visit: 14.05.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey end of terrace property on the southern side of Harbour Way. This side of Harbour Way is characterised by properties of similar form and layout, both rows of terraces and semi detached dwellings. The buildings vary slightly in style and appearance but the general character is uniform. Many dwellings have had two storey extensions to the side permitted, many of which are built up to the side boundary.

Consent is sought to demolish the existing side flat roof garage and build a two storey side addition. The extension will have a ground floor lean to extension across the front to match existing and will extend further to the rear of the house than the existing rear extension by 1.2 metres. The roof form will match that of existing when viewed from the front with a lower level pitch and hipped roof to the rear. The main windows are to the front and rear of the extension with two roof lights on the side elevation.

The plans show materials to match existing, and the provision of a garage, reception room and bathroom at ground floor and two bedrooms and bathroom at first floor.

Officers requested that the ridge height of the extension was lowered and the front of the first floor addition set back to allow the extension to appear subservient to the main dwelling. Amended plans have been received to show this and these amendments are for consideration here.

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 (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 extension is clearly visible within the street scene. Being closer to the dwelling to the west up to first floor level reduces the spaces between the dwellings and gives rise to a more cramped appearance within the street scene. Although this is contrary to the Development Management Standard, which states that there should be at least 1 metre between the extension and the boundary to avoid such a ‘terracing effect,’ in this case and within close proximity to the application site there are other examples of such development, some of which are not as sympathetically designed as that proposed here. Also in this case, being the end row of terraces adjacent to the highway intersection to the east, this also allows for a lesser impact here as the spacing to the other end of the terrace is open. The set down from the ridge and set in from the front at first floor give rise to an improved design and allow the extension to appear subservient to the main dwelling. Materials are to match existing and the lean to extension detailing to the front at ground floor is to be continued.

The rear two storey projection increases the bulk of the building yet not to an unacceptable degree here. It is considered that the extension will relate in scale, form and design with the existing dwelling and is similar to other developments within this locality.

Residential amenity

The main property to be affected is no. 126 to the west. There are currently two garages between the main two storey parts of each of these neighbouring properties. The garage at no. 126 will currently remain as separation space between the proposed two storey extension and no. 126. There are secondary windows on the side elevation of no. 126 which currently have limited outlook onto the side of the application site and receive limited light. Although the extension will bring the building closer it is not considered that the impact here would be such to warrant a refusal.

As stated above the two storey extension projects to the rear beyond the existing rear extension. Due to the spacing that will still remain between the proposed extension and the side of no. 126 this projection is not considered to result in any significant loss of light, privacy or overbearing impact which would justify refusal here. This section of the extension is also lower than the front part. The rooflights will not result in any overlooking to this side and a condition is attached below to ensure that no openings are inserted into this side elevation. On balance the extension with rear projection is acceptable here.

The attached terrace to the east, no. 130 is set away from the proposed extension. The rear projection will not result in any detrimental impact to the occupiers of this property due to the distance between the extension and the boundary with no. 130. Although a roof light will face in this directly there are no windows and a condition is attached to ensure the no further openings will be inserted and that the bedroom roof lights are non openable to avoid any possible impact upon privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the east or west elevation of the extension hereby permitted. The bedroom rooflights on the east and west elevation shall be non openable, and shall remain as such at all times.

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

1. Proactive with amendment

Case Officer: Hannah Barker Date: 1st June 2018

Authorised by: Peter Barnett Date: 11 June 2018