Development Management - Delegated Officer Report

Application Number: AWDM/2033/21 Recommendation – APPROVE

Site: 27 The Meadway, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension. Infill to front of garage and entrance along with changes to fenestration and external cladding.

Date of site visit: 7th December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a unique, detached dwelling with asymmetrical roof design in a contemporary style within a street of properties of varying style, appearance, scale and use of materials. It is on the south side of The Meadway on Shoreham Beach. There is an existing single storey element to the east side with a garage and toilet/shower and utility to the rear. Which extends with a flat roof to the rear of the building there is also a rear conservatory extending from the rear on the other side of the rear elevation.

Consent is sought to remove the rear extensions and build a single storey flat roof extension a maximum of 3.9 metres to the rear of the garage side of the building reducing to 2.9 metres along the rear of the rear elevation. To produce an enlarged family dining space and snug to the rear of the garage/store. Also proposed is an extension to the front of the recessed garage continuing the design of the building slightly forward and the garage becoming a store. Also proposed are changed to windows including windows proposed in the front projection and a juliette balcony to the rear. Materials are to be changed to white painted timber cladding and render at ground floor.

Consultations

West Sussex County Council: The Highways Authority has the following comments: -

The LHA does note that the proposals will reduce the garage in size to such extent that it cannot be utilised for vehicular parking. However, the garage as existing does not conform to Manual for Streets (MfS) specifications for single-car garages (3m x 6m), meaning it cannot be considered for parking provision. It is not unreasonable for the LHA to believe it may be being used for other purposes (e.g., storage). As such, the LHA raises no issues in regards to potential loss of parking.

The site benefits from an existing driveway which can accommodate at least two cars. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in ‘severe’ cumulative impacts on the operation of the highway network, therefore is not

contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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 relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The Highways Authority has advised that despite the changes to the garage this will not impact upon the available parking at the application site and therefore there will be no adverse impact in terms of highway safety and parking.

Visual amenity

The changes to the front elevation, the addition of the windows on the front projection and roof lights will be visible within the street scene. In addition the change in materials to white timber cladding and white render from the existing blue painted cladding and white. Also visible will be the infill to the front of the garage bringing the garage further forward than existing with new doors, however it will still be set back behind the main front projection. There are also window replacements proposed. Within the street scene these changes will be acceptable. The building as existing has a unique character and design and the proposed changes will update the current appearance.

The rear extension is single storey, flat roof design extending slightly deeper than the existing rear extensions. A juliette balcony is also proposed to the rear. The extension is subservient to the main dwelling and this along with the proposed changes will have no adverse impact upon the character and appearance of the existing building and street scene.

Residential amenity

The front garage/store extension is currently within a recess to the side of the front projection of the existing house; there is an overhang of the roof to the front of the garage and front door, this section is to be infilled. Adjacent to the property to the east is the side elevation of a neighbouring garage with obscurely glazed window facing the application site. The proposed infill will be adjacent to this, however it is a window which appears to serve a garage and

currently has no outlook. The infill is also below the existing roof overhang. There will be no adverse impact in this case.

The windows proposed to the front projection will face the highway; there will be no increased overlooking as windows already face toward the properties on the other side of the highway. The roof lights proposed will have no adverse impact upon neighbours either.

To the rear the extension will be the full width of the building. It will project slightly deeper than the existing extensions. 0.1 metres deeper than the existing conservatory and 0.3 metres deeper than the existing utility. The maximum depth of the extension is 3.9 metres. This is adjacent to the property to the east no. 29. which is set slightly closer to the highway than the application site. Therefore the extension plus the main dwelling project further to the rear than the rear of the neighbouring property, in excess of 3.9 metres. However on balance as the rear of the properties are south facing and there is spacing between the proposed extension and the rear living space at the neighbouring property it is considered that the depth as proposed can be supported at single storey level. To the west the rear of the neighbouring property is currently inline with the existing rear conservatory. This projection will be increased slightly by 0.1 metres. Therefore there will be no adverse impact in terms of loss of light or overbearing impact.

The rear juliette balcony will face toward the properties to the rear, there are existing windows to the rear which already face towards the south. The full height doors will open inwards and will not result in any increased overlooking in general terms than currently exists. They also serve a bathroom.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials white render and white timber cladding.
4. No use of roof as balcony or terrace.
5. No openings on side of extension

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: Hannah Barker Date: 13th December 2021

Authorised by: Peter Barnett Date: 13 December 2021