Development Control – Delegated Officer Report

Application Number: AWDM/1492/16 Recommendation – APPROVE

Site: 33 The Avenue, Shoreham-by-Sea, BN43 5GJ

Proposal: Single-storey side/rear extension and two storey rear extension

Date of site visit: 25.10.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached house located on the north side of The Avenue in Shoreham-by-Sea. The dwelling is brick faced ground floor with render first floor, and has a front gable section forward of the main house. There is an attached garage up to the boundary with no. 35 and a pergola type structure directly behind the garage up to the boundary with no. 35; an existing flat roof rear single storey extension; there is also a part-hipped side gable roof extension and rear dormer.

No. 35 is a much-extended bungalow that also comes to the boundary with no. 33, but further to the rear. It is clad with horizontal possibly 'Eternit' cladding, within the upper areas, and render on the ground floor.

No. 31 has a similar flat roof rear extension plus a conservatory directly behind the flat roof extension. The conservatory measures approx. 5m deep, making the overall depth of extensions on this property to approx. 8m.

There is a long rear garden with sheds on the rear area. The fencing to the side boundaries is approx. 1.8m in height.

The property is on rising ground from the highway. The north side of The Avenue is on higher ground than the south side.

The surrounding area is made up of a mix of dwelling styles and type many detached, some semi-detached, some with design similarities i.e. Sussex hipped, some not, some bungalows and others two storey, positioned as a side return

Proposal

Planning permission is sought for a two storey, Sussex hip, rear extension with an 'L' shaped, single storey extension is shown to be added to this extension to the rear and to the east side close to the side boundary with no. 35.

The overall footprint of the combined two and single storey rear extension is approx. 6.4m wide x 7.3m long. The two storey height is approx. 7.3m whilst the single storey element is approx. 3.6m high.

The roof on the east side of the single storey extension will be hipped away from the boundary, whilst on the west side of the single storey extension, the roof would not, it would be a mono-pitch roof.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: P2, P15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
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 proposed rear extension would result in the loss of the existing lean to pergola and the existing lean-to garage structure refurbished. Although up to the boundary, this lean-to structure is historic, and I am informed by the applicant who has lived next door all of her life before she moved into this house, that the actual boundary with no. 35 is slightly further to the east by some 500mm.

The two storey rear extension will not expand beyond the east side wall of the existing dwelling, and it will terminate at the existing single storey flat roof extension, being some 3.7m from the boundary with no. 31, and no first floor windows are identified within either of the sides of the extension, and a condition preventing any windows would be appropriate.

The single storey extension will also not be any further west than the existing flat roof extension, and although there is a kitchen window in the west elevation it is considered that this would not result in unacceptable harm to the neighbouring property no. 31 given the distance to the boundary and the fact that a fence is in place which effectively screens any overlooking. There are no windows in the east elevation; instead there are rooflights in the mono-pitch roof to bring light into the proposed kitchen.

The extension is located wholly at the rear and although the first-floor element will be visible in angled views from the street it would have no adverse impact on visual amenity.

Residential Amenity

Consideration has been taken in the design of the rear extension so as not to result in unacceptable loss to either neighbour's residential amenity. A condition to prevent additional windows in the side walls of the extensions would prevent future overlooking of the neighbouring gardens. Further, the overall depth of the extensions is not considered to have an unneighbourly impact onto the neighbouring property.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to be in accordance with the approved plans
4. No windows in side elevation of first floor

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 01.11.2016

Authorised by: Jo Morin Date: 15.11.2016