Expiry Date – 12/9, EOT agreed to 24/9

Development Control – Delegated Officer Report

Application Number: AWDM/1127/19 Recommendation – Grant

Site: 32 Woodards View, Shoreham

Proposal: Ground floor extension. Hip to gable and pitched roof extension to south elevation with Juliet balcony and rooflights to west elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 13/8 and 17/9

Site and Surroundings

This application relates to a chalet bungalow on the south side of Woodards View and corner of Mardyke, close to Shoreham Beach. The property has its front door in the east elevation facing Mardyke.

As built the property has a hipped roof with a front barn end. At the rear the roof hips back in full and there is a single storey addition with a similar roof on the eastern half of the rear elevation. This is extended on the western side with a conservatory addition.

The property has a rear pitched roof garage off of Mardyke on the back boundary. The garage is on higher ground than the patio of the application property.

The property has small flat roofed dormers on the south and west sides.

It is not in a conservation area and is not listed.

Proposal

Permission is sought to remove the rear conservatory and to replace it with a solid extension and add a first floor over the entire rear extensions to the same eaves and ridge heights. The new southern will be fully gabled and fully glazed at first floor level. West elevation rooflights over the kitchen area are proposed and an east elevation rooflight for the first floor bathroom also.

Relevant Planning History

AWDM/1608/13 – Front extension to existing garage. Granted 24.1.14

AWDM/0159/12 - Single-storey gabled-roof front extension. Granted 29.3.12

SU/151/93 - Replacement Boundary Wall (1.8M High) To East Side. Granted 18.10.93

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Woodards View has a mixed vernacular. The two houses to the east are fully two storey dwellings. The house on the opposite corner to the north is gable fronted with a front balcony and rooflights in the side roofslope. Opposite at 1 Havenside is a bungalow with a large west facing box dormer. The proposed extension will have a similar appearance to that opposite, No. 37.

The proposed extension will not be out of keeping in the street.

Neighbour amenity

No. 30, to the east has a single storey rear extension approximately 1 metre less deep than the proposed extension. This room has an east side window but also has south facing patio doors and a large west facing window. Behind this sun room is an 'L' shaped living room again with an east side window. Again, this room also has west and south facing windows. The east side windows to both these rooms will lose daylight and morning sun. However, as these rooms have alternative means of light and outlook it is not considered that the harm caused would justify a refusal. The extension will not be overbearing to the neighbour at No. 30.

No. 4 Mardyke is to the south of the site and has its flank wall to the site. It is on slightly higher ground and it too has a garage on the common boundary which obscures windows in the ground floor flank wall. At first floor there is a landing window and a secondary bedroom window. This bedroom also has a, west, rear facing window. The extension will be more than 14 metres from these windows. It includes a fully glazed gable and a Juliet balcony. It is not considered that undue overlooking will occur. At this distance it is also not considered that the extension will be overbearing.

The owner occupiers of both No. 30 and 4 Mardyke allowed access for site visits and had no objections to the applications.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match
4. No new roof windows

Informatives

1. 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.

2. PFA

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 19.9.19
Authorised and signed by:	Gary Peck	Date: 19 September 2019