Development Management – Delegated Officer Report

Application Number: AWDM/1185/22 Recommendation – Approve

Site: 15 Ravens Road, Shoreham-by-sea

Proposal: Single storey side extension and single storey rear extension. Application to vary condition 1 (approved plans) and 3 (materials) of approved AWDM/1169/21

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: Not visited. Assessed using applicant's photos.

Site and Surroundings

This application relates to a bay fronted semi detached Victorian villa on the west side of Ravens Road. It has a mono pitched roof garage on its north side and a conservatory off the side wall of the outrigger.

The property is not in a conservation area and nor is it listed.

Proposal

Planning permission was granted last year to replace the rear conservatory with a rendered and painted flat roofed extension. The extension would have the same footprint as the conservatory and again is set off the northern boundary by 1100mm. The existing conservatory has an eaves and ridge height of 2.3 and 3.2 metres respectively, the proposed extension would be 3.5 metres in height.

It was also proposed to replace a flat roofed rear addition and to add 1.4 metres to its overall depth, (max depth 4.5 metres) and 900mm to its height taking it to 3.4 metres.

This application seeks approval for amendments to the proposal comprising:

- Side return extension now clad with timber instead of render, to make this consistent with the rear extension so that the new elements are distinct from the original building.
- More detail added to timber cladding.
- Footprint of side return extension increased towards garden by approx. 300mm.
- Some changes to detail and material of windows and doors (although positions and sizes has more or less remained unchanged).
- Stepped parapet detail to side return, although overall height has not changed

Relevant Planning History

AWDM/1169/21 - Single storey side extension and single storey rear extension.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
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

The extensions are to the rear and the property is neither listed nor in a conservation area. The changes since the original approval are relatively minor and do not affect the character or appearance of the dwelling to a significant extent, despite the use of non matching materials. While not as crisp a finish as render, the cladding is considered to be acceptable, particularly as the extensions are at the rear and are not visible from the street.

Neighbour amenity

The replacement extension to the rear will extend 1.4 metres beyond an addition at No. 13. It will not cause any harm.

The replacement side extension would sit off the northern boundary shared with No. 17 by 1100mm. No. 17 has a similar extension but with a mono pitched roof and rooflights (approved under reference AWDM/0488/15) which sits 1500mm off the common boundary. There is a wall approximately 2 metres in height and shrubbery between the two neighbours. Whilst the extension will clearly be more visible to the neighbour at 17 it is not considered that its scale will cause significant harm in term of light and outlook.

The large side window proposed has been amended to have a more vertical form with a lower cill level. However, the 2 metre high boundary wall would prevent direct overlooking between neighbours. No. 17's extension also includes side windows but at a lower height.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as specified

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: Peter Barnett Date: 18 August 2022

Authorised and signed by: Stephen Cantwell Date: 18 August 2022