Expiry Date - 14/04/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0182/23 Recommendation – APPROVE

Site: 53 Greenways Crescent Shoreham-by-sea West Sussex BN43 6HR

Proposal: Demolition of existing garage and construction of single storey rear extension

Date of site visit: 13/03/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the west side of Greenways Crescent within a residential area. The property is a semi-detached two-storey household with hip to gable loft conversion and dormer to rear along with a front porch. The property comprises cream render elevations and a tiled gable roof and steep mono-pitch porch. A hardstanding driveway runs along the south of the property until meeting a detached faintly slanted roofed garage and rear garden space via a side access gate.

The application property exhibits an existing single-storey flat roofed rear extension, along with a raised patio area and deep rear garden space with ample vegetation. The attached neighbour No. 55 to the north exhibits a one and two storey side and rear extension which projects a similar distance as the application property's extension. Similarly, the neighbour to the south No. 51 exhibits a one and two storey side extension that projects considerably deeper than the application property's.

Properties along Greenways Crescent consist of a mix of semi-detached and terraced houses with relatively large plot sizes and notably deep gardens. Ground levels rise relatively steeply from south to north.

Proposal:

Permission is sought for the demolition of the existing garage and construction of a single-storey rear (west) extension comprising matching render elevations, a flat GRP roof in grey, and white framed openings. Openings are proposed to the front (east), side (north) and rear of the extension. There would be 3No. roof lights.

The rear extension would project approximately 5.4m from the original dwelling and have a width of 5.2m before doglegging and projecting an

additional 2.8m along the south boundary. This would create an extension with a maximum depth of approximately 8.3m from the rear of the original dwelling and 8.2m wide, spanning virtually the entire width of the rear garden. The extension would have a peak height of approximately 4m which would slope to a consistent flat roof height of approximately 3.1m. The extension would be stepped down from the main dwelling by approximately 0.5m.

Representations: None received.

Consultations:

***West Sussex County Council – Highways Authority*:**

This application is for the demolition of existing garage and erection of a single-storey rear extension. The site is located on Greenways Crescent, an unclassified residential road subject to a speed restriction of 30 mph.

No alterations are proposed to the existing vehicular access arrangements. The proposed extension will facilitate an extension to the kitchen/dining and provision of new utility room. The proposed works are not anticipated to give rise to a material intensification of use of the existing access.

The proposals include the removal of an existing garage. However, from inspection of the plans, the existing garage does not meet the minimum internal specifications for single bay garages of 3m x 6m as set out in Manual for Streets (MfS). Therefore, the LHA would not consider it for parking provision, as it may be too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume it may have been used for other purposes, such as storage.

Nevertheless, any displacement following the removal of the garage would have to be accommodated either on the existing driveway or on-street. The existing driveway appears of suitable size to accommodate two cars. The loss of one parking space is not anticipated to result in a highway safety concern or parking capacity issue in this location, but the LPA may wish to consider the amenity implications on on-street parking.

The proposals do include the provision of a new cycle store, which will promote the use of sustainable transport methods.

In summary, 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.

Relevant Planning History:
Planning permission granted at the application property for Single-storey rear extension to west elevation (existing garage to be demolished) under

AWDM/0841/17, decision issued 17/07/2017. This permission has not been implemented.

Planning permission granted at the application property for Single-Storey Rear Extension (Dining Room, Utility Room, WC/Shower) under SU/57/82/TP/4184, decision issued 09/06/1982.

Most recent planning permission granted at the neighbouring property to the north at No. 55 for One and two-storey side and rear extensions (revised scheme) under ADC/0112/09, decision issued 15/05/2009.

Planning permission granted at the neighbouring property to the south at No. 51 for Part Single And Part Two-Storey Side Extension under SU/239/87/TP/1656, decision issued 21/01/1988. Second submission (first refused).

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed extension is of a near-identical scale to the extension previously approved at this property under AWDM/0841/17, the only notable difference being the increased depth of the scheme under AWDM/0841/17.

Only the side profile of the extension would be readily visible from the public realm, and this would largely replace views of the existing garage. Whilst the extension would be of an increased massing and form in relation to the garage, it remains set back from the rear building line of the dwelling. The extension would be subservient and proposes the use of suitable materials which respect the character of the existing dwelling and wider area.

There are multiple examples of rear extensions similar in size and nature to what is being proposed here along Greenways Crescent, most notably the approved one and two storey extensions at the properties adjacent the site.

Residential Amenity

The most affected properties would be the adjacent neighbours to the south (No. 51 Greenways Crescent) and north (No. 55 Greenways Crescent).

Although it is acknowledged the proposed extension by way of its projection would exceed these neighbours' rear building lines, this would not be to an unacceptable degree owing to the projection of the existing extension at the application property and the positioning of the garage adjacent the boundary with No. 51. The proposed extension would only be approximately 1.7m deeper than what exists at the boundary with No. 55 to the north, and would only be marginally deeper than the existing garage at the boundary with No. 51 to the south.

Currently, there is an evergreen hedge on the neighbouring boundary to the north No. 55. This hedge would need to be pruned the depth of the extension in order to accommodate the development. The hedge will remain a good screen for the neighbours to this direction and No. 55 is notably situated on higher land than the application property. No. 51 is located to the south of the application property and exhibits a large two-storey extension close to the boundary which is only slightly behind the projection of the proposed extension. It is considered that the extension would not result in unacceptable harm to these neighbours and no unneighbourly overlooking would occur by virtue of its layout in the context of this area.

In view of the above and having due consideration for the approved scheme under AWDM/0841/17 and the schemes approved at the adjacent properties which are of a larger overall scale, it is considered that the proposed extension would not have a materially adverse impact on residential amenity.

Other

In light of the comments made by WSCC Highways Authority, it is considered the proposed development would not give rise to any materially harmful issues that would render it unacceptable on highways grounds.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No side windows

Informatives:-

1. Proactive No Amendment

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 letter(s) of representation? N

Case Officer: Jason Albon Date: 13.04.2023

Authorised by: Jo Morin Date: 14.04.2023