Development Management - Delegated Officer Report

Application Number: AWDM/1023/21 Recommendation – Approve

Site: 5 South Beach, Beach Road, Shoreham-By-Sea

Proposal: Two storey front extension between house and existing garage, including new front entrance to North elevation , conversion of rear part of garage to bedroom, front garden to be re-landscaped to allow for parking and turning of cars and the creation of a private enclosed 'courtyard'

Date of site visit: 11 June 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house on the south side of Beach Road. It is one of six properties in a small group backing onto the beach. They are set back from the road and do not follow a consistent building line. It has a detached double garage in front of the house.

It is proposed to construct a two storey front extension between the house and existing garage, 4.3m deep, and to convert the rear part of the garage into a bedroom to link into the new extension. A new front entrance is to be created on the North elevation and the front garden is to be re-landscaped with an enclosed courtyard terrace and a parking and turning area for cars.

The plans have been amended from the original submission to reduce the extent of the projection forward of the extension and to bring it off the boundary with No.4. The existing garage is now to be retained rather than demolished.

Relevant Planning History

None

Consultations

None

Representations

Original Plans: Letter received from the occupiers of 4 South Beach:

Whilst we are not against the development per se we do have some concerns about the limited proposed gap between our houses. The plans show this as 500mm at ground level. However this does not allow for our cladding (which extends approximately 50mm on the top half of our house - still within our

boundary), and the guttering that will be fitted to the new extension. Both of these will mean that the gap higher up will be considerably less.

This limited gap raises the following concerns:

1: The construction of new foundations for a two storey extension this close to our property is potentially challenging and should not mean that our property is caused any damage.

2: How will the builders construct and finish the new walls appropriately given the restricted working space?

3: We live in an extremely exposed location and this requires that we inspect and maintain our properties on a regular basis. This will be very difficult if there is no reasonable way to use a ladder safely or even just bend over in the gap to paint etc.

We have additional concerns about the new gap (approx 350mm) between the new garage wall and our property line. How will this be finished and maintained?

The new side boundary wall is shown attaching to both properties. This should be avoided as the properties could be construed as being attached.

Amended Plans: No representations 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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As amended, the front extension is not considered to be harmful. The non-uniform building line means that in views from the east the forward projection will not be unduly prominent. It will now project no further forward than the front of No.4 and will be further from the road than Nos 1 and 2.

The extension is to have light grey horizontal timber cladding similar to that at No.4 and will have an acceptable appearance. The increased gap to No.4 helps to prevent a terracing effect.

Residential amenity

The amendments have reduced the impact on neighbouring properties and it is not considered that any harm to residential amenity will occur. New side windows are proposed in the existing house and on the ground floor of the extension on the west side. The only first floor window is to be obscure glazed.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as set out
4. No side windows other than approved
5. Obscure glaze first floor side window to bedroom 4

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 30 July 2021
Authorised by:	Gary Peck	Date: 30 July 2021