Development Management - Delegated Officer Report

Application Number: AWDM/1435/14 Recommendation – Approve

Site: 20 Buckingham Road, Shoreham-By-Sea
West Sussex, BN43 5UB

Proposal: Single storey side extension

Date of site visit: 28 October 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached 3 storey house on the east side of Buckingham Road, built around 1905. It has a 2 storey outrigger at the rear with a lean-to conservatory at the side, within the 'L' shape formed by the outrigger. It is proposed to demolish the conservatory and construct a single storey flat-roofed extension, measuring 7.8m long, 6m wide and 2.6m high. It will have a rendered finish, in contrast to the brickwork of the existing house. It will extend across to an area on the north boundary which formerly contained a detached garage.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

The extension will project beyond the side of the house by 2.7m coming to within 0.9m of the boundary. Its flat roofed form and rendered finish would be at odds with the style of the original house, which has a brick and tile finish with decorative quoins. However, the overtly modern appearance of the extension does not unduly detract from the original character of the dwelling.

The extension is to be sited towards the rear and will not affect the attractive facade of this pair of dwellings. It will be some 17.5m from the front boundary and will be screened to a large extent by a pair of solid gates at the side of the property.

While large and of a contrasting design to the original house, on balance, it is considered that this proposal will cause insufficient harm to the visual amenities of the area to warrant refusal.

Residential amenity

The extension will bring the house closer to its neighbour to the north, 22 Buckingham Road, which is in use as a convent. However, that property has a large extension across the rear which abuts the boundary and which will screen much of the extension. There are rear windows to an extension at the side of No.22 which could lose some light but it is not considered that it the harm arising from this proposal is sufficiently serious to warrant refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. No side windows and doors
3. Approved plans

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

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.

Case Officer: Peter Barnett Date: 14 November 2014

Authorised by: Gary Peck Date: 14 November 2014