Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0377/19

Site: **77 Greenways Crescent, Shoreham-By-Sea, West Sussex BN43 6HR**

Proposal: **Demolition of existing conservatory and construction of single storey rear extension, first floor side extension to south west elevation including Juliet balcony to north west elevation, with pitched roof over (to be used as annexe for relative on ground and first floor) Hip to gable extension with rear dormer and front roof lights.**

Date of site visit: Previous applications

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace hip-roofed dwelling located on a bend in the north west corner of Greenways Crescent. The dwelling has a flat roofed single storey extension at the side and a lean-to conservatory at the rear. There is a detached garage in the rear garden and the garden itself is relatively large in comparison with its neighbours.

Planning permission was granted in 2010 for a first floor side and rear extension at the southern end of the house, with a single storey rear extension adjacent to the boundary with the attached neighbour, a rear dormer and front porch (ADC/0176/10). Following this consent was granted for the extension to be a 'granny' annexe under AWDM/0761/12. This included internal changes to the layout and a new side window serving a landing.

The current application seeks consent for some minor external changes to the proposed building and extension. These include an increased set back of the extension from the main building. The existing hipped roof of the main host building is to form a full gable end to provide extra headroom for the loft conversion. The internal layout of the building is to remain unchanged. There are some alterations to the openings on the side of the building.

Relevant site history

ADC/0406/09 - Detached three-bedroom bungalow in rear garden (outline with access details) - withdrawn

Consultations

None

Representations

Email representation from owner/occupier of No 75 Greenways Crescent

- Have concerns that the annex could become a separate dwelling.
- This would have a negative impact on amenity.
- Parking issues
- Drainage issues
- Conditions should be attached as before.
- Construction work limited hours.

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)

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 main changes in this case are visual with changes to the building design. These are considered to be minor in terms of the overall development which already has consent. The changes are deemed acceptable and will have no adverse impact upon the character of the existing building or street scene.

Residential amenity

The use of the extension as an annex has already been granted consent and the only matters for consideration here are the changes to the external appearance of the building from that previously approved. The changes will result in some slight increased bulk in the building however this will not result in any loss of light or overbearing impact to adjacent neighbours. The conditions as attached to the previous consent will be attached again here to protect residential amenity. The openings on the south side are conditioned to be non opening and obscurely glazed as was previously the case.

Accessibility and parking

As previously considered no changes are proposed to parking and access at the property. There is a shared driveway with No.75 to the south and a garage to serve the main dwelling. The annex (containing a single bedroom) will not cause unacceptable pressure for on-street parking spaces in Greenways Crescent.

Recommendation

APPROVE
Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in north or south side walls of the extension
4. Obscure glaze south side windows top opening only
5. Use as annex ancillary to use of house only, with retention of internal openings and shall not be blocked up
6. No fences, gates, walls or other means of enclosure
7. Hours of construction.
8. Approved plans

Informatives

1. Proactive no amendments

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

Case Officer: Hannah Barker Date: 30th April 2019

Authorised by: Peter Barnett Date: 30 April 2019