Development Control – Delegated Officer Report

Application Number: AWDM/0370/17 Recommendation – APPROVE

Site: 318 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BA

Proposal: Single storey side/rear extension (steel flue to rear to serve wood burning stove under Permitted Development).

Date of site visit: 10.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a 2 ½ storey residential dwelling with colour washed pebble dashed walls and plain roof tiles. There is a two storey mono pitch extension to the rear plus a single storey flat roof section off that. There is also a single storey extension to the boundary with the neighbouring property no. 316. On the other side of the dwelling there is a garage to the boundary with no. 320.

No. 320 has a larger (higher and deeper) two storey extension to the rear with a flat roof. They also have a conservatory type extension to the rear of the two storey extension and a further conservatory type extension between the two storey extension and no. 318

Proposal

Permission is sought for a single storey rear extension, which will add some 2.7m to the rear of the conservatory and 3.5m to the rear of the existing single storey extension. The width from the existing single storey extension will increase by some 1.6m

The proposal will also include an infill extension between the rear of the garage, the side of the house and the side of the proposed side extension.

Other works will be internal works namely the provision of a shower room and reordering of existing rooms within the dwelling by way of demolition of walls.

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)

National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key considerations are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension will extend out from the rear of the existing extensions by approx. 2.7m on the section close to the boundary with no. 316 to the east, and by approx. 3.5m onto the other existing extension with some 1.6m to the side of the existing dwelling. An infill extension will be constructed between the side extension; the existing house; and the rear of the existing garage..

There will be no windows in the side elevations of the development and a condition maintaining that situation without the prior approval of the LPA, would be appropriate.

Other works will include the provision of a shower room within the former garage, together with the removal of walls.

Because the boundary to no. 320 is angled into the site, the outside corner of the infill section will be very close to the boundary, and a notation on the plans confirms that there will be no encroachment onto the neighbouring property no. 320

The side extension section will range in amounts from the side boundary by 900mm at the top, north section, to 1.4m and the bottom section.

No. 320 has single storey extensions to the boundary with the application site, the extensions come to behind the rear of the exist dwelling to approx. the same depth as the existing extensions on the application site.

The extension is located wholly at the rear and would have no impact on the street-scene.

Residential Amenity

The residential properties that may be affected by the proposal are either side of the application, namely 316 and 320 Upper Shoreham Road.

No. 320 to the west, has a single storey rear side extension that is comparable in length to the existing extension on the application site, and there is hedging/landscaping onto the boundary between these properties. The proposed extension will therefore be deeper than the existing built form at no. 320, but it will be single storey and have no windows in the side elevation, therefore it is considered that it will not result in unacceptable harm onto this neighbour.

No. 316 to the east, has deeper extensions than the application site, and the proposed extension will be comparable in length to the conservatory at that property. But, although no. 316 has a long rear extension on its rear, east side, the other half of the rear has a shorter extension, a little shorter than the existing conservatory at no. 318. The proposal will be 3.5m deeper than the neighbouring extension. This distance is in accordance with Development Control Standard no. 3 'Extensions and Alterations to Dwellings'. It is therefore considered that the proposed extension would not result in harm to this neighbouring property.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. No windows etc. in either side elevation
4. Materials to match existing .

Informative

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 28.04.2017

Authorised by: Jo Morin Date: 02.05.2017