Development Control – Delegated Officer Report

Application Number: AWDM/1849/18 Recommendation – APPROVE

Site: 91 Victoria Road, Shoreham-by-Sea, BN43 5WR

Proposal: Single storey rear extension.

Date of site visit: 11.01.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The dwelling is a detached two storey, with a Sussex hipped roof, and pebble dashed and colourwashed walls, which is currently built up to both side boundaries, The dwelling is on slightly elevated land with the rear garden being lower by approx. 1metre. Timber steps have been constructed over the existing steps down to the rear garden from the French doors next to the boundary with no. 89. Fencing around the perimeter of the rear garden is approx. 2m in height.

There is a single storey flat roof extension to boundary with no.89 and a single storey mono pitch roof extension right up to the side wall with no.93 Victoria A Conservation Area is opposite and a Listed Building at no. 53, Cambridge Lodge. The locality comprises generally two storey residential properties, but there are some three storey too. There is also a scattering of single and two storey rear extensions, with some of the two storey extensions being flat roofed.

The proposal seeks permission for a single storey rear extension across the width of the original dwelling i.e. not to the later side extensions, and will measure approx. 3.9m deep x 9.1m wide x 4m high (excluding lanterns). The extension will be flat roofed with 2no. glazed roof lanterns within it. Steps will lead down from the bifold doors, which are approx. 500mm high

Relevant Planning History:
AWDM/1930/17 Part single storey, part two storey rear extension, demolition of existing lean-to, to side of house. **Approved 01.02.2018**

Consultations: None undertaken

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 “Extensions and Alterations to Dwellings”

National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension will be to the rear of the property, and because it will be contained within the envelope of the existing dwelling, will not be readily viewed from outside and to the front of the property.

Currently, the dwelling, with existing extensions, takes the built form of the dwelling to the side boundaries. The former side garage, now a study, is flat roofed and is to the boundary with no. 89. A timber set of steps has recently been constructed over the existing steps which have a platform and railings to both sides, and the gap to the boundary wall is approx. 660mm

The proposed rear extension will be set off of both of the side boundaries as it will purely be an extension to the original dwellinghouse, thereby allowing a gap of some 3m to no. 89 and some 1.6m to no. 93.

No windows are proposed in the north elevation facing no. 93 but 2no. windows are proposed within the south elevation facing no. 89. No. 89 has a side window facing over onto the application site and it is understood that this window serves a kitchen. This window also appears to be positioned at a higher level than the application site. It is recommended that the south side windows in the extension be obscure glazed to protect privacy.

Residential Amenity

No. 89 does have a side window facing towards the application site, but this serves a kitchen, but because of the orientation of the buildings with the sun, it is unlikely that there would be any material overshadowing to the neighbouring property no. 89. With regard to the proposed extension itself, it is considered that it will not result in unacceptable harm onto no. 89 again by reason of it being to the north of that property, and because the land on which the extension will be positioned is slightly lower than the ground levels of no. 89. Further, the proposal is for a single storey extension only.

No windows are identified within the north elevation facing the neighbouring property at no. 93 and thereby there will be no overlooking onto that property. With regard to the depth of the proposed extension, no. 93 does have a single storey wrap around extension at the section to the side and rear of their dwelling. The side section that is very close to side boundary has no windows within it, but the roof of the wrap around extension does have roof lights. However, roof lights are considered to be secondary lighting and therefore the proposed extension will not demonstrably harm the light to the existing neighbouring extension.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No side windows to the north elevation
5. Obscure glaze south side windows

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07 February 2019

Authorised by: Peter Barnett Date: 7 February 2019