Development Management - Delegated Officer Report

Application Number: AWDM/1831/18 Recommendation – Approve

Site: 420 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Part single and part two-storey rear extension to replace existing extensions to north elevation

Date of site visit: 9 January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house on the north side of Upper Shoreham Road. It has twin gables to the front and rear plus two small flat roofed ground floor rear extensions. It is proposed to remove the existing rear ground floor extensions and to construct a two storey extension to the eastern gable measuring 4.95m deep with a flat roofed ground floor extension at the end of the eastern gable measuring a further 4m deep and 5.1m wide. The eastern gable extension will be taller and wider than the existing gable and will project beyond the side wall of the existing house by 1.1m and above the existing gable by 1m. A flat roofed ground floor extension is proposed across the rear of the western gable measuring 5.2m deep.

The two storey extension is to be pitch roofed and will continue the gable form of the existing building. It will be finished in render to match existing. Full height windows are proposed to form a Juliet balcony at the eastern end.

The application has been amended significantly from its original submission which showed a two storey flat roofed timber clad extension across the rear.

Relevant Planning History

None

Consultations

None

Representations

None 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 (July 2018)

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

The extensions are at the rear but the extension to the eastern gable will be visible from the road and in the space between the site and No. 418 due to its higher and wider form. However, it will be set back from the front boundary by 17m and will not be a prominent or intrusive addition at that distance. The front gables will continue to be the principal features of the property when viewed from Upper Shoreham Road. The extension will not appear to be out of scale when seen in context with No. 418 to the east which is a more substantial building, in use as a children's nursery.

The extension will be closer to the side boundary than is normally expected by the Council's guidance, coming to within 0.3m of the boundary. A terracing effect is not anticipated here however because of its set back position and the space that will remain at first floor level to the side of No. 418.

The site enjoys a large rear garden of 47m depth and No.420 does not currently project as far to the rear as its neighbours. Therefore, while the depth of the extensions is quite large, the proposal does not constitute overdevelopment and will not appear out of character.

Residential amenity

To the west, No. 422 is a chalet bungalow with an obscure glazed side dormer towards the front of the side roofslope, plus several ground floor windows facing the site, partly obscured by their own flat roofed garage on the boundary. The amended proposal has reduced the impact on No. 422 by removing the proposed two storey extension on that side of the house and replacing it with a single storey extension only. While deeper than usual permitted extensions, there is not considered to be any harmful loss of light or outlook for the occupiers of No.422.

To the east, No.418 is in use as a nursery. It projects further to the rear currently than No. 420 and has two first floor side windows facing the site which will be obscured by the proposed two storey extension which will come to within 0.3m of the boundary. However, the first floor windows are set off the boundary and the room is used as a nursery. The windows also have a screen fixed to them which prevents views towards the site. No loss of residential amenity will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 5 June 2019

Authorised by: Gary Peck Date: 6 June 2019