Development Management - Delegated Officer Report

Application Number: AWDM/0294/22 Recommendation – APPROVE

Site: 114 Harbour Way, Shoreham-By-Sea

Proposal: Two storey side extension

Date of site visit: 5th April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property with a flat roof single garage to the side and gabled roof. It is within a street of similar properties many of which have been extended and altered over time. Consent is sought for a two storey extension to the side of the property. The extension will be in line with the depth of the existing property. The ground floor will be built up to the boundary as with the existing garage. On the first floor there is a slight set in away from the side boundary. There is an existing rear extension, this will remain. The extension is to be built with white render and roof tiles to match existing.

Consultations

West Sussex County Council: The Highways Authority: - The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations

1 representations received from the owner/occupier of no. 116 Harbour Way.

- No objection in principle.
- What is the gap between the existing side wall and the new extension to allow for maintenance.
- We would need to give consent with regards to use of scaffolding and protection to the roof.
- Would seek assurance that an inspection of the slab would be completed to confirm its suitability prior to construction.

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 2021)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed two storey extension will be clearly visible within the street scene. Being closer to the dwelling to the east up to first floor level reduces space between the dwellings and gives rise to a more cramped appearance within the street scene. This is contrary to Development Management Standard No. 2 which states that there should be at least 1 metre between the extension and the boundary to avoid a terracing effect. In this case there will be a gap of 0.6 metres between the adjacent first floor extension and the proposed extension, but not the required 1 metre. However within Harbour Way and close to the application site there are other examples of development up to and adjacent to the boundary both at ground floor and first floor. Harbour Way is a long street with varying character along it. The spacing between the buildings is irregular with some examples of gaps infilled at first and ground floor. There are side extensions visible within the street scene of various styles and design, including that adjacent at 116 Harbour Way AWDM/1449/17 which is set in from the boundary by 0.3 metres.

84 Harbour Way AWDM/2188/21 - first floor side extension.

106 Harbour Way AWDM/1654/19 - Second floor side extension to east elevation.

78 Harbour Way AWDM/0452/19 – side extension has similar design to that proposed here. Slight set back from front, continued ridge.

118 Harbour Way AWDM/0666/11 – the delegated report refers to “other first floor side extensions which have been permitted up to the side boundary on nearby dwellings most recently no. 96 (ADC/0014/10) refusal would be difficult to substantiate on these grounds.”

120 Harbour way AWDM/0948/17 - built up to the boundary.

80 Harbour Way AWDM/1688/16 - Side extension with the ground floor abutting the boundary and the first floor set in by only 0.2 metres therefore also not complying with the Council’s Development Management Standard

The proposal in this case is built up to the boundary at ground floor matching the existing ground floor garage footprint. There is a set back from the front at first floor and ground floor, the development is similar to that adjacent at no. 116. In the light of the above a refusal could not be warranted here in relation to the Development Management Standards.

The use of matching roof tiles and white render will be in keeping with the mixture of materials, finishes and property design within the street scene.

Residential amenity

The main property to be affected is that adjacent to the dwelling adjacent to the east no. 116 which has a similar extension. There are no side windows to be affected by the proposed development which is in line with the existing building. A side obscurely glazed window is proposed which will face onto the side blank wall.

The neighbour has expressed concern with regards to access to the side elevation of the building for maintenance purposes and also issues with regards to construction. These matters are not planning considerations and are civil matters to discuss with the neighbour and will be covered at building regulation stage/Party Wall Act.

The extension will not result in any loss of light, privacy or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified.

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

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: Hannah Barker Date: 7th April 2022

Authorised by: Peter Barnett Date: 7 April 2022