Development Management - Delegated Officer Report

Application Number: AWDM/1470/22 Recommendation – Approve

Site: 13 Queens Place, Shoreham-By-Sea

Proposal: Proposed single storey side infill/rear extension, front and rear roof lights. Amended resubmission of previously refused AWDM/0795/22

Date of site visit: 26 May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a terraced house on the west side of Queens Place, within the Shoreham Conservation Area.

It is proposed to construct a ground floor flat roofed rear extension measuring, as amended, 4.5m deep which will partly infill the current gap between an existing rear extension and the boundary with No.14 to the north. It is also proposed to install two rooflights to both the front and rear roofslopes.

An earlier application for a 6.6m deep rear extension was refused and dismissed at appeal (AWDM/0795/22).

Relevant site history

AWDM/0795/22 - Proposed single storey side infill/rear extension, rear dormer, front roof lights – refused and appeal dismissed

Consultations

Adur & Worthing Councils: Private Sector Housing team: No comment

ADCAG: Approve

Representations

4 letters of objection received from the occupiers of 11, 14 and 15 Queens Place, 16 Ravens Road:

- Plans are unclear
- Pressure on drainage infrastructure
- Concerned at impact
- Overdevelopment, taking up much of the garden
- Possibly the start of a way to get around the previous appeal decision
- No other front rooflights in the street

- Loss of privacy
- Harmful to character of area
- Disruption during build
- Will set a precedent

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)

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 and impact on Conservation Area

This is a much reduced proposal compared with the previous application. The only visual impact on the Conservation Area from the street is the pair of rooflights proposed on the front roofslope. While there are not many examples of rooflights on the front roofslope in Queens Place, there are at least 5 houses that do have them and it is not considered that they will cause harm to the character and appearance of the area provided they are of a conservation style and this can be controlled by condition.

The ground floor rear extension is not intrusive, having limited visibility, and is considered to be acceptable in terms of its impact on the character and appearance of the Conservation Area. The rear rooflights do not require planning permission.

Residential amenity

The neighbours principally impacted upon by this development are those to the north (No.14).

The rear extension will be deep at 4.5m deep, which is larger than that referred to in the Council's guidance on residential extensions, where 3.5m depth is considered reasonable.

However, No.14 has a two storey outrigger in common with other properties in the street which is approximately 3m in depth, with a relatively tall solid boundary wall projecting off the outrigger to an overall depth of 4.5m when measured from the rear elevation of 13 Queens Place. The extension will therefore not project beyond the boundary wall, at a height of 2.7m, and it is considered that the impact on the light and outlook for No.14 will not be

harmful. Full height glazing is shown as being included in the side of the original ground floor extension but at more than 2m from the boundary and with a fence and trellis providing a screen on the boundary, it is not considered that this will cause harmful overlooking or loss of privacy.

Flood risk and drainage

The extension will replace an existing area of hardstanding and will not reduce the existing grassed area at the rear. A soakaway is proposed at the end of the garden for surface water drainage and there are no concerns at the impact of this modest extension on drainage in the locality.

Other matters

Some of the objections are not related to planning matters. Should there be any proposals for future extensions these will be considered on their merits taking into account the previous appeal decision.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. Standard time limit
3. Matching materials
4. Rooflights to be conservation style in accordance with details to be approved

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

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: 10 October 2022

Authorised by: Gary Peck Date: 10 October 2022