Development Management - Delegated Officer Report

Application Number: AWDM/1412/21 Recommendation – Approve

Site: 71 Upper Kingston Lane, Shoreham-By-Sea

Proposal: Hipped roof side extension with front and rear dormers, rear dormer with juliet balcony. Flat roofed side extension for use as an annex and single storey rear extension. Frontage car parking.

Date of site visit: 21 September 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached hipped roof bungalow at the top of Upper Kingston Lane at the junction with Hawkins Crescent and Hill Farm Way. It is a corner plot with vehicular access from Upper Kingston Lane serving a detached garage to the side. The bungalow itself is angled towards the road junction further north-east.

Proposal:

- To extend the bungalow to the side with a fully hipped roof.
- Front and rear dormers, rear dormer with juliet balcony
- Rear flat roofed extension
- To construct a flat roofed extension to the side of the proposed hipped roof extension to form a self contained 1 bed annexe
- Three parking spaces to be provided in front garden

Relevant Planning History

None

Consultations

West Sussex County Council: The Highways Authority has no objection. No changes are proposed to the existing access arrangements. The applicant has demonstrated that three new off street car parking spaces will be provided within the site frontage. This quantum of spaces would be considered large enough to meet the needs of the existing dwelling and annex accommodation. The Local Highways Authority does not consider that the proposal would have and 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. If the Local Planning Authority is minded to grant planning consent the following condition would be advised: car parking

Representations

Objection from 69 Upper Kingston Lane: concerned at overlooking from raised terrace
Objection from 2 Hawkins Crescent: Overlooking from rear dormer and juliet balcony

N.B. Plans have been amended to reduce the size of the rear dormer and juliet balcony and to remove the raised terrace, and no objections have subsequently been 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 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 property is in a prominent corner position and the proposed extensions will be visible in the street scene. The hipped roof extension is in keeping with the style and scale of the original property and the dormers, as reduced in size, are an acceptable size. They are to be timber clad, coloured light grey. While not matching the main roof tiles, the use of a contrasting cladding colour for dormers is becoming increasingly common and it will not be harmful in visual terms.

The side annexe is wide and will result in a long frontage on this corner plot. However, the annexe has been set back behind the front elevation of the main bungalow marginally and has an angled return at its southern end which helps to break up the length of the frontage. It will also be rendered in contrast to the main property. A false pitch roof has been added to the annexe to avoid a large expanse of flat roof being visible from the street.

The car parking and access drive will take up much of the front/side garden which is regrettable but there are many examples nearby of hardsurfaced frontages and refusal on this ground would not be justified.

Overall, the proposals are considered to have an acceptable visual impact.

Residential amenity

The dormers have been reduced in size and the juliet balcony opening has also been made smaller. There will inevitably be overlooking of neighbouring gardens but this is a common situation and a smaller dormer could be constructed as permitted development. There are therefore no grounds to refuse the dormer in terms of its impact on residential amenity.

The raised terrace has been removed.

The proposed annexe will extend close to the boundary with No. 69 to the south but there is already a garage on the boundary which is being replaced to accommodate the annexe. The annexe itself is further from the boundary than the garage. No harm will be caused.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No part of the new development shall be occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose
4. Annexe to be ancillary only
5. Materials as specified

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: 24 November 2021

Authorised by: Gary Peck Date: 24 November 2021