Development Management – Delegated Officer Report

Application Number: AWDM/0101/24 Recommendation: Approve

Site: 95 Victoria Road, Shoreham-by-sea

Proposal: Proposed single storey side extension, new lean to pitched roof to side garage, new front porch, new rear patio and new vehicular access

Date of Site Visit: 23 February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property is a detached dwelling located at the northern end of Victoria Road close to the junction with Southdown Road. The dwelling has a flat roofed garage attached to its southern side over which it is proposed to construct a lean to pitched roof.

It is also proposed to construct a ground floor extension along the north side of the property to replace an existing glazed link and utility. There is a drop in ground level at the rear. The proposed extension has been amended to reduce its height where it projects beyond the house at the rear, in order to reduce the impact on the neighbours to the north (55 Southdown Road). It will measure 3m high to eaves level and 3.4m overall before dropping to 2.3m at eaves level and 2.9m overall when measured from the neighbouring patio.

A new porch is proposed at the front measuring 1.5m by 0.95m and 3.3m high. measures 4.3m high, 3.5m wide and 3m deep. A new raised terrace at the rear is proposed 1m high and 2.4m deep.

Finally, an additional dropped kerb and vehicular access is to be formed at the north end of the driveway to create an in and out access arrangement.

The site is outside of the Shoreham Conservation Area but affects its setting.

Planning History:

AWDM/0102/24 - Rear garden outbuilding - approved

Consultations:

West Sussex County Council: The **Highways Authority** has made the following comments: From inspection of WSCC mapping, there are no apparent visibility concerns with the proposed point of access on to Victoria Road. The proposed access works would be subject to a licence obtained through the local Highway Area Office, and constructed to a specification agreed with the local Highway Area Engineer.
The applicant is advised that under current Highway Area Office, second accesses in urban areas are not permitted unless a significant safety or community benefit can be identified. This is in order to maintain as much on-street parking as possible. Requests for second accesses are generally refused a licence for this reason. Therefore, in order for the proposed access to be implemented, the existing dropped kerb access would need to be closed off and kerb line reinstated. The applicant is advised to contact their local Highway Area Office to discuss the suitability of the access proposals.

Representations

Objection received from the occupiers of 55 Southdown Road:

We have some primary and secondary concerns. Our main concerns and objection are to the height of the proposed extension on the side of the northeast facing elevation. A main feature of our house is the large terrace at the rear which has usage throughout the year particularly in the spring and summer months. The side of 95 Victoria Rd where the extension is planned is directly adjacent to this terrace. It seems that the proposal is for quite a large height increase which will run just below the small window on the side of the house. We believe that this will be a significant intrusion into our house and specifically the restriction of light in the area where the new utility room will extend beyond the house itself. We enclose a couple of photos which illustrate our concerns.
We are planning some small developments ourselves to our property which include an outside kitchen and seating area specifically on the section of the northeast facing terrace below the proposed extension and we feel the sunlight in that area will be cut out very significantly.
Our secondary concerns (which may not even be a matter for the planning officer) are about the existing wall to which the existing utility room at 95 Victoria Rd is attached and rests. This is an old Victorian Brick wall, and we are concerned about the potential damage when works are undertaken. We are also uncertain about the direct intrusion when any works are undertaken and the extent to which this will restrict our usage of our terrace in the coming spring and summer months and how the works could be completed in any case without access to our own property.

Subsequent letter received from occupier of No. 55 (submitted via applicant's agent):

“We can see that the new plans make a significant change to the original proposal and this does meet with our approval and we are happy for your works to go ahead with the preservation of the existing Victorian stone wall.”

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17, 28
‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (December 2023)
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 new roof over the garage will have plain tiles to match the existing roof of the main house. The existing chimney stack and decorative arch feature on the side wall will be retained. It will be set back from the front wall and will be a subsidiary addition. The roof will fill more of the gap to the boundary but it will pitch away from the boundary and will not create a terraced effect.

The north side extension will have a parapet at the front and will have an acceptable impact on the setting of the Conservation Area. The proposed porch is a modest feature which will also have an acceptable visual impact. The new access will result in the partial demolition of the low part-flint wall but there are examples of wider accesses further along the street which have greater visual impact. The property to the north also has an in and out access similar to that now proposed. No visual harm will occur.

Residential amenity

The roof extension over the garage will not have an adverse impact on the neighbouring dwelling to the south as there is only a small secondary window at first floor level on the side of that property.

At the rear, the proposed raised terrace will not cause overlooking due to the presence of outbuildings on the boundary of the house to the south.

There were initially concerns over the height of the proposed side extension and the possible impact on the rear terrace of the house to the north. The roof height has subsequently been lowered at the rear and the neighbour has confirmed that they are happy with the change. As a result it is not considered to cause harm to the light or outlook of the neighbouring house.

Parking and Access

WSCC has advised that a licence may not be issued for the new access as second accesses in urban areas are not permitted unless a significant safety or community benefit can be identified. This is a highway matter to be resolved separately from the planning process. In planning terms the access is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the north elevation of the side extension.

Is recommendation contrary to letter(s) of representation N

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.

Vehicle crossover

Case Officer: Peter Barnett Date: 15 April 2024

Authorised by: Gary Peck Date: 15 April 2024