Development Management – Delegated Officer Report

Application Number: AWDM/0073/23 Recommendation: APPROVE

Site: 7 The Driveway, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey rear (west) extension with roof lanterns

Date of Site Visit: 7th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application side is a semi detached, two storey dwelling within a street of similar properties. Many of which have been extended and altered to create a varied character. There is a detached single storey garage building with pitched roof set back to the side of the building and a rear conservatory.

Consent is sought to remove the existing conservatory and construct a single storey flat roof extension the full width of the house adjoining the existing garage with an internal door converting the garage into a store/utility. Also shown on the originally submitted plans was a loft conversion with hip to gable extension, rear dormer with juliet balcony, front roof lights and side gable window. Officers considered that the glazing in the Juliet balcony was excessive and should be reduced. Amended plans have been received removing the loft conversion. Consent is sought only for the single storey extension.

Consultations

West Sussex County Council: The Highways Authority: -

The proposed works will result in the loss of the garage as a parking space. However, the site benefits from a driveway with space for two or three cars, which is considered a suitable amount of parking for a dwelling of this size and location. In summary, 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

2 representations received from Owner/occupiers of 9 The Driveway and 10 Downsway making the following comments: -

- We would appreciate a large plantation of a tree in the rear of their garden to screen our privacy from the dormer window. Without screening the visibility from the dormer will overlook the entire garden and into our kitchen and patio area.
- The ground floor extension will take light from our property. It will extend further west, vertical wall and higher, when combined will make a difference. Concerned about right to light.

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 extension is to the rear of the site and is not visible within the street scene. Although the garage will be converted and used as a utility/store from the street, it will continue to appear as a garage and therefore there will be no adverse impact. The scale of the extension is in keeping with the dwelling house; it will be subservient in scale. The extension will be rendered to match existing.

Residential amenity

The main properties to be affected are those either side. The rear dormer has been removed therefore the concerns with regards to overlooking to the rear are not relevant here.

Adjacent to the north the attached property has a rear extension. The proposed extension will be adjacent to the boundary and is 4.5 metres in depth and is of flat roof design. It is deeper than the existing conservatory and the change in roof form adds bulk to the building. However, despite the objection from the adjacent occupier, the proposal is considered to be acceptable. Development Management Standards

state that a depth of 3.5 metres can be permitted adjacent to the boundary and as there is an adjacent extension the proposal would not extend more than 3.5 metres beyond this. Therefore it can be supported, as it is considered that no significant harm in terms of loss of light or overbearing impact would occur in this case. A 45 degree line is indicated on the plan to show that the impact will be within acceptable limits. No windows are proposed in the side elevation and a condition to ensure this is the case is attached.

To the south the extension is screened in the main by the existing garage, to the front of the garage there is an infill section that will be visible to the side boundary with a window facing south, this faces onto a blank side wall on the neighbouring property. Therefore there will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st March 2023

Authorised by: Peter Barnett Date: 21 March 2023