Development Management - Delegated Officer Report

Application Number: **AWDM/0553/20** **Recommendation –** Approve

Site: 9A Havenside, Shoreham-By-Sea

Proposal: Construction of single storey rear extension to be attached to existing garage (which is to be converted into a games room)

Date of site visit: used photos and Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a semi detached house located on the north side of Havenside relatively close to the sea front which is to the south. This is a predominantly residential area comprising of a mix of bungalows and two storey houses of varied design.

The pair of semi detached two storey properties where built in 1988 SU/253/88/TP. Consent has since been granted for a conservatory to the rear which projects along the boundary with the attached dwelling with a flat roof single storey rear extension adjacent. There is a detached flat roof garage along the eastern boundary and a shed to the rear of that.

Consent is sought for a single storey rear extension across the width of the house also projecting and wrapping around the side elevation. This will provide an open plan living space and utility. A further extension is proposed to attach the existing garage to the main dwelling to convert and provide a games room with bathroom and lean to shed to the rear.

Representations

None 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 (February 2019)

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.

Residential amenity

To the west the adjoining house at No.9 has been extended with a similar development, permitted in 2013 under AWDM/0087/13**.** The proposed rear extension will abut the existing at no. 9, matching in depth and therefore there will be no adverse impact in terms of loss of light or overbearing impact. There will be less impact than currently is the case with the existing conservatory which is along the boundary.

To the east is a detached dwelling with a rear conservatory, there is glazing in the side elevation which faces onto the side of the application site, there is a close boarded fence on the boundary also. The side extension/link will come closer to the boundary however a blank elevation is proposed. It is considered that there will be no adverse impact in this case, there will be no overlooking and the main aspect from the conservatory is to the rear.

The garage is to be converted so no height increase will occur. The shed to the rear will be replaced by a lean to addition to the garage, again therefore the impact along the boundary is similar to existing. The original plans did show high level windows along the side boundary to the west. It was considered that these openings were neighbourly and amended plans have been received to show these removed. There are rooflights and doors to provide light and ventilation.

Visual amenity

The extensions have been designed to match the development at no. 9. Therefore it will provide a balanced appearance to these originally matching pair of semi detached dwellings. The majority of development is not visible within the street scene, therefore despite the excessive flat roof it is acceptable. The side additions are well set back within the site despite being visible within the street scene. There will not be any adverse impact upon the character and appearance of the building or the street scene. The street comprises of a variety of styles of properties. Materials will be to match where visible from the street, aluminium doors and windows are proposed to the rear of the building.

Recommendation

Approve for the reason:-

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. No further side windows without permission (east or west side)

4. Approved plans

Informatives:

1. Proactive with amendments

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

Case Officer: Hannah Barker Date: 29th June 2020

Authorised by: Peter Barnett Date: 29 June 2020