Development Management – Delegated Officer Report

Application Number: AWDM/0301/24 Recommendation: APPROVE

Site: 18 Lesser Foxholes, Shoreham-By-Sea, West Sussex

Proposal: First floor flat roof rear extension over existing ground floor extension

Date of Site Visit: visited when considering previous application and use of photographs from the applicant.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey property within a street of similar style properties. The character of the buildings within this estate is unique and is that of shallow pitched cat slide roofs to the front with a steeper pitch to the rear. The property is tile hung to the front with brick and some flint work detailing to the front.

Consent was granted under AWDM/0080/20 for a ground and first floor extension. The first floor addition was to be formed by extending the rear roof slope downwards, in keeping with the existing building design at the front., with a dormer provided in the new roof slope, ground floor extensions were also permitted. Following this AWDM/0664/20 permitted a reduction to this scheme. The ground floor extension to remain as originally permitted with the first floor extension reduced in scale and footprint, limiting the first floor extension to the eastern side only with a flat roof.

The ground floor flat roof extension has been completed and consent is sought here for a flat roof first floor extension the full width of the dwelling at 2.4 metres in depth. Cladding is proposed in a timber textured style to match that at the front of the house.

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 (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 west side elevation of the extension will be visible within the street scene due to the position of the neighbouring property and the change in levels. The limited depth and height of the extension will allow it to appear subservient and the use of matching cladding will allow a cohesive design. The extension is wide, the full width of the building, however as it is to the rear it will not be clearly visible. On balance this is acceptable, as the extension will not over dominate the existing dwelling house.

Residential amenity

The main properties to be affected are those either side of the site. The adjacent dwelling to the east is set in line with the rear of the application property. The proposed first floor addition at 2.4 metres is therefore acceptable in the light of the spacing between the properties. To the west the properties are staggered and there is a side first floor window. This is however obscurely glazed and is therefore assumed to be serving a non habitable room.Consequently, the proposed extension would not warrant a refusal in this case. On balance, in the light of the previous approvals, the existing ground floor extension and existing cladding to the front, the proposal can be supported. A condition is attached to ensure that no openings are added to the side elevations.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Cladding to match existing.
4. No additional windows on the east or west elevation of the 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.

Case Officer: Hannah Barker Date: 15th April 2024

Authorised by: Peter Barnett Date: 16 April 2024