Development Control – Delegated Officer Report

Application Number: AWDM/1938/16 Recommendation – APPROVE

Site: 386 Upper Shoreham Road, Shoreham-by-Sea, BN43 5ND

Proposal: Single storey side and rear extension to east and north elevation.

Date of site visit: 08.02.3017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a 2 ½ storey semi-detached pitched roof dwelling located on the north side of Upper Shoreham Road, it has an attached single garage with a parapet to the front, and a vehicular access and drive. It has a two storey bay window frontage.

Fencing to no. 284 is approx. 2.5m high close boarded and some walling. To no. 288 it is approx. 2m in height. No. 288 has a flat roof extension wrapping around the rear and side with a false pitch to it to approx. 4m out from the dwelling. The other side, no. 284 is a bungalow.

The neighbouring property to the east is a bungalow, however, the street is characterised by predominantly 2 storey semi-detached dwellings.

Proposal

Permission is sought for a single storey side and rear extension to start from the rear side of the existing garage down to the rear elevation; with the second extension to start approx. half way from the rear elevation to the boundary and out (north), by approx. 4.5 metres, extending some 2metres beyond the neighbouring (no. 388) extension, and positioned approx. 100mm from that extension.

The existing outside walls would be removed in order to 'join' up the new extensions in a cohesive manner.

The extension and new build will have a parapet all around and an overall height of approx. 3.2 metres

Consultations: None

Representations: One letter of from 384 Upper Shoreham Road

"It would appear that the rear ground floor extension and new paving will be built over the sewer pipe which runs from our property into no. 386 and beyond. We believe that permission is required from Southern Water to

undertake such work and if so would be subject to conditions. There is no indication on the plans if such permission has been applied for and approved subject to conditions."

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would extend approx. 4.5 metres beyond the existing rear sun room which will include the section that is approx. 2 metres beyond the neighbouring extension. It will all be single storey, and have a parapet all around the extension. The overall height would be some 3.2 metres.

The two extensions, together with the linking into the existing dwelling, will provide a visually cohesive construction, which would benefit over the existing form that is currently in place, it will be brick faced to match as closely as possible to the existing building. There will be glass walling in the internal corner of the extension to let in more light into the internal open plan living space.

The east side of the extension will be set away from the boundary with no. 384 from between approx. 800mm to 1.2 metres, which will not result in an unacceptable impact onto that neighbour, by reason of the single storey nature of the proposal.

The west side of the extension will be quite close to the boundary and the existing extension of no. 388, which has a false pitch roof onto all the elevations bar the one onto the boundary with the application site. The proposed extension will go out some 2 metres further than the neighbouring extension and be position quite close to it, but, by having a parapet roof, it will keep the guttering away from that neighbour, and the height of the extension would not be too dissimilar to the neighbouring extension.

Residential Amenity

The extension will be closer to the bungalow at no. 384 than the current garage, but will still average out at about 1 metre from the boundary, and being single storey, with no roof, will not result in unacceptable overshadowing or overbearing of that property, particularly given that the dividing fence between the properties is over 2 metres in height, and other than a side door, there are no proposed windows in the side nearest to no.

384. It should be noted that the reference regarding the sewer pipe on this property are not material planning matters and would be matters germane to the water drainage services and the applicant.

The use of the parapet not only enables the height of the proposed extension not to be high, but it also keeps all the guttering etc., away from the side elevations, thereby not resulting in encroachment onto the neighbour. All maintenance can therefore be undertaken from the application site. The only real part of the proposal that will be on view to no. 388 would be the last approx. 2metres, and because of the low height, would not result in unacceptable harm to that property.

Other than a small section located at the rear side of the existing garage, the extension is located wholly at the rear and would have no impact on the street-scene.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials of elevations to match existing
4. No windows in west side elevation of the extension facing no. 388

Informative

1. Approved following revisions

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

Case Officer: Eve Hearsey Date: 23.02.2017

Authorised by: Jo Morin Date: 23.02.2017