Development Control – Delegated Officer Report

Application Number: AWDM/1777/19 **Recommendation APPROVE**

Site: **39 Victoria Road, Shoreham-by-Sea, BN43 5LA**

Proposal: **Two storey side extension to north elevation, together with a new 2m high boundary fence to Swiss Gardens.**

Date of site visit: 06.12.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a two storey semi-detached dwelling, positioned on a corner at the junction with Victoria Road, Swiss Gardens and Hebe Road. There is a school close by in Swiss Gardens, but the area around the site generally comprises predominantly residential in the form of flats and houses, with the housing being mainly in terraced and semi-detached form.

The dwelling has been previously extended with a two storey flat roof extension to the rear of the dwelling; this extension is highly visible from the street scene. The site has a larger width plot size of an additional 6m over its neighbouring properties, with the side gap between the existing dwelling and the boundary with the pavement to Swiss Gardens.

The property is bay fronted with a pitched roof over; there is a front porch with the windows either side of the front door out to be level with the bay. The walls are white painted pebble dash.

The site is within a flood zone and the relevant FRA has been submitted.

Proposal

- Planning permission is sought for a two storey, pitched roof, side extension to provide a ground floor sitting room and 2no. first floor bedrooms. The extension will measure some 3.5m wide x 6.2m long x 7.7m high

- The front elevation will be level with the existing front elevation, and the extension will also provide a ground floor square bay window which will match the existing bay window.

- The proposal also includes a 2m high timber fence, which will be provided to the boundary with Swiss Gardens from the front elevation of the dwelling (excluding the bay), to the back of the site i.e. 21m in length

Relevant Planning History:

128/53 Garage with bedroom over **Approved 27.07.1953**

SU/147/80 Conversion of garage to kitchen with bathroom and shower room on first floor **Approved 23.04.1980**

Consultations: WSCC Archaeology:

 The application site lies within an Archaeological Notification Area (Historic Core of Shoreham);
 From current historical modelling, 39 Victoria Road is thought to have lain just outside the area occupied by medieval house plots of the new planned town of New Shoreham, between 1066 and 1349;
 It is still possible that archaeological features associated with the medieval town might have existed within the application site;
 However, the area of potential archaeological impact from excavation of foundations for the new extension would be small; therefore significant harm to any buried archaeological heritage assets, prompting a need for avoidance of excavations and/or other means of archaeological mitigation, is not expected.

RECOMMENDATION: No objection on archaeological grounds is raised to the proposals. Archaeological assessment and mitigation are not required.

Representations: 1 letter of objection 1 Swiss Gardens

- No objection to the extension
- Object to the 2m high fencing as it is out of keeping with fencing in the surrounding area and the visibility at the crossroads where children cross to the school may be compromised

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a two storey, pitched roof, side extension and a 2m high fence.

The key concerns are the effects on the existing and residential properties, together with the visual amenities of the locality

Visual Amenity

The site is a corner property at the crossroads with Victoria Road, Swiss Gardens, and Hebe Road. The locality comprises predominantly residential properties of generally two storeys, many of which are semi-detached and terraced in nature. A school is located to the north west of the property.

The application site stands out as different from the main dwellings within the street as it has a very visible two storey flat roof rear extension, and also has a wide space of approx. 6m between the dwelling and the side boundary.

The proposal is to construct a pitched roof, two storey side extension in this space, and it will measure some 3.5m wide x 6.2m long x 7.7m high. It will be subservient to the existing dwelling by the fact that the ridge of the roof will be stepped down from the existing dwelling by approx. 500mm. In design terms it will reflect many of the existing features of the host dwelling, such as the roof over the existing bay and the window type.

Council guidance in the form of DM Standard No.2 advises that side extensions should be set back from the front of the original dwelling so as to appear subservient. In this case, setting it back would obstruct an existing bathroom window which it would be difficult to relocate. On balance, no set back is considered acceptable in this case.

The existing side elevation of the dwelling is not very attractive given the rear two storey flat roof extension, which is visually out of keeping with the design of the existing dwelling and locality. The proposed extension will retain a gap to the side boundary of some 2m.

At the front, this gap will be filled with a 2m high fence, with the fence then continuing the remaining full length of the side elevation up to the rear boundary, which is also the front side boundary to no. 1 Swiss Gardens. This boundary has an existing low fence, and the submitted plans do not show that the proposed high fence will go along this boundary.

The proposed high fence will close the gap which is the vehicular access for the site.

It is considered that the high fence will reflect other boundary fences that are up to the boundary with the pavement, e.g. the school opposite in Swiss Gardens, has high railings supplemented by a fence directly behind it in many places. The side boundary of no. 6 Hebe Road, opposite the site also has high fencing directly abutting the pavement, and also no. 72 Hebe Road at the side boundary. It is thereby considered that the provision of a high fence abutting the pavement along the side boundary would not be out of keeping with the visual amenities or the character of the area.

Residential Amenity

The adjoining residential property to the south, no. 37 would not be directly affected by the proposal as the extension and the fence are to the north of no. 39 and thereby will not be readily viewed from this property.

Directly to the north east, abutting the crossroads is Victoria Court, which is a 3 storey building containing flats. However this building will be some 25 metres distant, and thereby will not be unacceptably affected by the proposal.

The closest property to the proposal is no. 6 Hebe Road, which is some 17m distant, the elevation facing the application site is the side elevation and there

are no principal windows facing the site, and thereby it is not considered that they would be directly affected by the proposal.

There is a school directly opposite the site to the north and lies approx. 14m away, and it is thereby considered that it will not be materially affected by the proposal.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 26.02.2020

Authorised by: Peter Barnett Date: 26 February 2020