Development Control – Delegated Officer Report

Application Number: AWDM/1009/15 Recommendation – APPROVE

Site: 6 The Burrells Shoreham-By-Sea West Sussex BN43 5HF

Proposal: Construction of replacement front dormer and formation of front porch. Alterations to front elevation. Demolition of existing conservatory and construction of a part single and part two-storey rear extension (amended re-submission of AWDM/1657/14).

Date of site visit: 15 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached 2 storey house on the east side of the road. It has a rear conservatory and a front first floor extension with a flat roof and a flat roofed dormer. The wider area is mainly residential.

Permission was granted in early 2015 for the demolition of the conservatory and construction of a part single and part two storey hipped pitched roofed extension. The ground floor would be L-shaped and at the most 4m deep and the first floor 3m deep. The front of the house would be altered by replacement of the front first floor with a pitched roofed gabled projection. There would be rear glazed doors and first floor window and a roof lantern light on the ground floor element.

This application seeks to amend the approved design. At the rear the two storey extension would measure 3.5m deep. The ground floor would extend further to the north and would be flat roofed. The design of the roof has been altered to include a slight barn hip.

At the front, the extension would be wider and would have a barn hip. A new covered porch is also proposed.

Relevant site history

AWDM/1657/14 - Construction of replacement front dormer and formation of front porch. Alterations to front elevation. Demolition of existing conservatory and construction of a two-storey rear extension - Approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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.

Visual amenity

The extension will not project beyond the side of the house. The frontage alterations will remove and replace the current flat roofed element which is of itself an incongruous and unsatisfactory feature and are considered to be an improvement on the original design. The rear extension will be seen principally from the southern approach to the house. The overall visual impact would be acceptable and moreover an improvement upon the current situation. Therefore the street scene would be unharmed.

Residential amenity

The rear extension will be at its deepest towards the southern portion of the rear of the house. This would mean that there would be no loss of sunlight to the property to the south. There would be adequate space between the north elevation of the rear extension and the property to the north to prevent significant loss of light to this neighbour, which has south side windows and door.

There are side windows in the neighbouring house to the south which face the site. There will be some loss of light and outlook to these windows but it is noted that they face north. Furthermore, the approved plans have already allowed a sizeable extension in this location. The current proposal does project 0.5m further out but the mainly hipped roof design will help to reduce the bulk slightly. On balance, and in the light of the previous approval and lack of objection from neighbouring occupiers, it is considered that the extension would be acceptable in residential amenity terms.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Materials as specified
3. No further side windows and doors
4. Obscure glazing
5. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 3 August 2015

Authorised by: Gary Peck Date: 3 August 2015