Development Control – Delegated Officer Report

Application Number: AWDM/1085/17 Recommendation – APPROVE

Site: 60 Riverside Road, Shoreham-by-Sea, BN43 5RB

Proposal: **Single storey side extension to west elevation to replace existing garage and replacement of conservatory with brick extension and raised lantern.**

Date of site visit: 04.09.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a semi-detached bungalow situated on the south side of Riverside Road which currently has a single storey garage up to the boundary with no. 58, access to the rear of the site can be gained from a gate between the garage and the bungalow. There is a single storey rear conservatory partially across the rear of the bungalow within the recess section, and a canopy behind the garage and the rear of the bungalow. There are also a set of 8no. solar panels on the rear roofslope.

No. 58 is positioned forward of no. 60 and has a single storey extension onto the boundary with no. 60, but again set forward of both dwellings. This extension has French doors facing forward to the street. No. 58 also has a rear single storey side extension which protrudes behind and is approx. level with the rear of the application site.

The street scene comprises predominantly semi-detached bungalows

Proposal

Permission is sought to demolish the existing garage and provide a single storey side extension to the bungalow together with a hipped roof extension. The side extension will be stepped back from the front of the bungalow by approx. 300mm and will be in line with the rear of the bungalow.

The new entrance door to the bungalow will be on the side elevation within the newly released 1m gap created by the removal of the garage.

The rear conservatory will also be updated by a new brick extension with a parapet boundary wall up to the boundary with no. 62. This extension will have a flat roof with a glass lantern.

Consultations:

Environmental Health Pollution: Precautionary condition and PFA informative.

Representations: 1 letter of objection from 116 Old Fort Road

- No parking spaces shown on the plans, for this number of bedrooms there should be at least 3

Relevant Planning Policies

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

Currently the built form of the bungalow fills the width of the plot, the proposal will remove the flat roof garage which is to the boundary with no. 58, and extend the side of the bungalow with a hipped roof extension. The side wall of this extension will be some 1m from the boundary with no. 58.

Visually, this extension will be a more appropriate design with the existing dwelling and will form a visual gap between the buildings.

The extension will be stepped back from the front elevation and the ridge line of the roof, thereby maintain a subservient form of development.

By reorganizing the internal space of the dwelling, more usable space has been created, which in part is also because of the rear conservatory being replaced by a brick structure, which allows the space to be an extension to the living room. A third bedroom will be created within the side extension freeing up the existing third bedroom to be utilized to extend the kitchen.

The design of the whole development will be an improvement over the existing built form on the site.

Residential Amenity

The neighbours that could be affected by the proposal are the immediate properties either side, namely no. 58 and 62.

No. 62 to the east will not be affected as there currently is an existing conservatory within the recess and abutting their boundary. The replacement extension will be stepped off of their boundary and a parapet wall on the boundary will prevent the surface water drainage from falling to the neighbouring property.

No. 58 itself has built up to/close to the boundary with the application site, therefore the fact that the proposed built form will now be approx. 1m from the boundary will be of benefit to them.

The properties to the rear in Cheal Close are separated by the boundary and therefore will not be adversely affected by the single storey extensions, and the properties opposite within Riverside Road are more than 30m distant and therefore also will not be adversely affected by the development.

Recommendation

APPROVE subject to the following conditions

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

Informative

1. Approved without amendments
2. Precautionary
3. PFA

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

Case Officer: Eve Hearsey Date: 06.10.17

Authorised by: Peter Barnett Date: 6 October 2017