Development Management - Delegated Officer Report

Application Number: AWDM/0202/16 Recommendation – Approve

Site: 419 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Three-storey side extension to east elevation to replace existing garage. Rear dormer to south elevation and rooflight to front (north) elevation. Extend existing vehicular crossover to whole width of site.

Date of site visit: 26 February 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace dwelling at the western end of Upper Shoreham Road. It has an attached garage on its east side. The neighbouring dwelling to the east is a detached house which is angled away from the site and has its own attached garage to the side.

It is proposed to remove the existing garage and to construct a two storey extension on the east side. The extension will have a gable end as per existing and the existing roof over the existing porch at the front of the property is to be extended to run across the front of the extension.

At the rear, large flat roofed dormer is proposed. An existing vehicular crossover at the front of the house is to be extended to include the whole frontage.

Relevant site history

None

Consultations

West Sussex County Council: The **Highway** Officer advises that while the existing garage will be lost the hard standing area fronting the site scales to circa 5.2 metres deep x 9 metres wide. This would be considered appropriately sized to park up to three vehicles off street should the whole frontage be afforded an extended dropped crossing.

The crossover works must be implemented under licence to a specification obtained from WSCC highways. While no in principle concerns would be raised to the proposal the LPA and applicant should be aware that WSCC Highways will typically only grant a licence agreement for dropped crossing no wider than 6.4 metres including the transitional kerbs.

Southern Water: Include informative

Representations

None received

Relevant Planning Policies

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 (March 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 proposed extension would not be subsidiary, not being set back from the front or set down from the ridge of the existing house. However, it sits at the end of a long terrace and it is appropriate in this case to continue the line of the extension without any set back. The neighbouring dwelling to the east is separated from No. 419 by a narrow access path and by the flat roofed garage adjacent to the boundary. This ensures that, despite being built up to the boundary, a gap will remain between the buildings and it will not unduly harm the character of the street.

The proposed dormer is large and will span much of the width of the rear roofslope. However, it will be set down below the ridge and will be 1m above the eaves with a gap of 0.8m to the side edge of the roof. The majority of the dormer could be constructed as permitted development within the existing roofslope and it is not considered therefore that sufficient harm would arise to warrant a refusal.

Residential amenity

The side extension is well separated from the house to the east and will not cause a loss of amenity for those residents. At the rear of the site there is an electricity substation so there will be no direct overlooking of residential properties.

Accessibility and parking

The proposed extension to the vehicular crossover will not cause any harm to highway safety.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in east side wall of the extension other than approved
4. Permission relates to approved plans

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

1. 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.

2. Southern Water

3. Highway licence

Case Officer: Peter Barnett Date: 16 March 2016

Authorised by: Gary Peck Date: 16 March 2016