Development Management - Delegated Officer Report

Application Number: AWDM/0896/15 Recommendation – Approve

Site: **13 Southdown Road, Shoreham-By-Sea**

Proposal: **Single storey side and rear extension with insulated render to existing house. Demolition of existing garden building and construction of new workshop**

Date of site visit: 26 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi detached dwelling located on the west side of Southdown Road within the Shoreham Conservation Area. It is proposed to demolish an existing flat roofed garage in the rear garden on the southern boundary and to construct a side and rear ground floor extension. It will measure 1m wide at the side and will project 3m at the rear. It will be 3.2m high with a false pitch around a flat roof.

Within the rear garden a new pitch roofed workshop/store is proposed. It will measure 6.5m long, 3.6m wide and, as amended, 3.7m high. It will be positioned on the southern boundary, 2m from the end of the proposed rear extension. Solar panels are proposed on the southern roofslope.

Also proposed is the insulating and white rendering of the external walls of the house.

Relevant site history

None relevant

Consultations

Adur and Worthing Councils: The **Environmental Health** Officer requests the precautionary contaminated land informative

Conservation Advisory Group: Approve

Southern Water: Connection to public sewerage system is required

Representations

Letter of objection received from the occupier of 1 Southdown Road:

- Concerned at workshop use

- Will solar panels create glare or heat reflection?
- Workshop building overbearing
- Loss of privacy
- Guttering overhanging boundary

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 side and rear extension will be a modest addition which will respect the character and appearance of the property and the Conservation Area. The proposed outbuilding is also considered to be acceptable in visual terms, being set back from the street and having limited impact on the Conservation Area.

The existing house has render at first floor on the front but has brickwork elsewhere. It is proposed to render all external walls. The neighbouring bungalow, No.11, has rendered walls and it is considered that the proposal is acceptable.

Residential amenity

The proposed side and rear extension is not considered to result in harm to residential amenity. At the rear, the attached dwelling (No.15) has its own rear extension with a largely blank side wall and high level obscure glazed windows. The proposed extension will project approximately 1m beyond the rear of the neighbouring extension which is unlikely to cause any adverse loss of light or outlook.

The side extension will retain a gap of 1m to the boundary with No.11. That bungalow has a number of openings along the side, including a bathroom window. There is concern from the occupier of that property that they will suffer a loss of privacy from increased activity resulting from the extension and from the proposed new side door and window. However, these new openings can be required to be obscure glazed by condition. It is not considered that there will be such a significant increase in activity along the side of the building resulting from this proposal to be of concern.

The proposed workshop has caused concern. It will be taller than the existing garage and will project further into the garden, along the boundary with No.11. Its use as a workshop has also raised concerns at the potential for noise disturbance.

Amended plans have been received moving the building closer to the back of the house to reduce the extent of projection into the garden. Its height has also been reduced by 0.3m so that the part of the building projecting above the boundary fence is roof pitching away from the boundary only.

The building will be sited to the north of No.11 and it is not considered that it will cause any adverse loss of light. Its revised siting has also helped to reduce the impact on the outlook from the rear conservatory at No.11 and, on balance, it is not considered that the proposed building will be harmful to residential amenity. The applicant's agent has confirmed that there will be no glare from the proposed solar panels, with any limited reflection going back to the sky at a high angle.

The proposed use of the workshop can be controlled by condition to be limited to personal use only with hours of use of lathe or other machinery restricted to prevent disturbance to neighbours.

Amended plans have been received showing the eaves and guttering of the workshop entirely within the applicant's boundary.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials as specified
3. Workshop limited to personal use only, with no use of lathe or other machinery other than between the hours of 9am – 6pm every day
4. Permission relates to approved plans

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

1. 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.
2. EHO
3. Southern Water

Case Officer: Peter Barnett Date: 12 August 2015

Authorised by: PD Date: 12.8.15