Development Management - Delegated Officer Report

Application Number: AWDM/0208/19 Recommendation – APPROVE

Site: 13 Annington Gardens, Shoreham-By-Sea, West Sussex

Proposal: Front single storey annexe studio extension and single storey rear extension

Date of site visit: 26th March 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey property within a cul de sac of similar dwellings on the northern side of Shoreham. The property is in the corner of the cul de sac on the end of a row. Ground levels increase sharply to the north and east of the side on the adjacent boundaries. There is a flat roof front projection with the front entrance at the property which is replicated within this row of dwellings. A fenced off garden area is to the side of the dwelling in the corner of the cul de sac which is enclosed by close boarded fencing which is visible within the street scene. There is off street parking to the front of the dwelling. An existing conservatory is to the rear of the property.

Consent is sought to remove the existing conservatory and build a solid flat roof extension to the rear the full width of the building with bifold doors to the rear and roof lights. The extension is proposed to be 3.1 metres in depth. Due to the change in levels increasing significantly to the rear the garden is terraced and this terracing will with retaining walls will be adjusted to allow for the new addition.

Also proposed is an increase in width to the front projection and extension along the side of the property, all at single storey. This is to provide an annex for an elderly relative. This will share the main entrance of the property and will provide an open plan room with shower room.

Amended plans have been received showing this extension reduced in scale. As originally submitted the extension projected forward of the existing dwelling frontage. Officer's considered that this would be detrimental to the street scene as it would not be in keeping with the uniform pattern of this row of buildings. There would also be a loss of parking space to the frontage as the depth of driveway would be reduced significantly. The plans as amended are for consideration here.

Representations

1 Email representation from the owner/occupier of No. 7 Amberley Close: - objecting until we have assurances that provision is being made to ensure the ground stability and integrity of the boundary retaining wall. This wall is over 3 metres in height and

is a retaining wall. We require information of the impact of this upon our property, potential damage to our garden, trees and structures.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading 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 rear extension is a subservient addition in keeping in scale with the existing building. With materials to match existing and it not being visible within the street scene this development is acceptable in terms of visual amenity.

The front addition as amended is in keeping in this case. It increases the width of the front projection without bringing it forward, therefore the uniform design of the row of properties is retained and the front entrance does not become recessed. The extension behind the annex to form the shower room is within an infill section and is not visible within the street scene. The extension is tucked into the corner of the plot and with the change in levels adjacent it is not an overly dominant feature. Materials will be conditioned to match existing.

Residential amenity

Due to the change in levels here and the corner positon of the property there is only one property directly affected here, the attached dwelling to the south, the extension will be built up to the boundary but limited to 3.1 metres in depth which is below the 3.5 metre depth recommended in the Council's Development Management Standard. It is not considered that this extension will result in any significant loss of light, privacy or overbearing impact upon the attached dwelling.

As stated above the dwellings to the north and east in Amberley Close are at substantially higher ground level. There are retaining walls in place between the properties. Both extensions due to being at a significantly lower level will therefore not result in any adverse impact upon the adjacent elevated properties.

One representation has been received from the adjacent occupier/owner in 7 Amberley Close and their concern being any damage relating to their property as a result of the development due to the change in levels. The case officer has visited

this neighbour and advised that this is not a planning matter and that it would be advisable to contact Building Control to discuss any concerns and meet directly with the applicant. The objector was satisfied with this advice.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows or openings in the north or south elevation of the extensions.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th April 2019

Authorised by: Gary Peck Date: 17 April 2019