Development Management – Delegated Officer Report

Application Number: AWDM/1392/15 Recommendation – APPROVE

Site: 277 Upper Shoreham Road Shoreham-By-Sea West Sussex

Proposal: Single storey side extension to replace existing garage to east elevation.

Date of site visit: 27.10.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the south side of Upper Shoreham Road. It is a substantial semi-detached dwelling of mock Tudor style. There is a front gable with bay, cat slide roof with front dormer. The cat slide roof extends to provide a covered, open porch. There is parking and garden to the front and a single, flat roof garage attached to the side. Within this side of the street the properties were originally built of matching design and appearance. The street scene has changed incrementally over time with the introduction of various single storey and two storey additions, those which are to the side have changed the appearance of the street and the individual dwellings and created a change in character. The materials used to finish the properties also varies.

Permission is sought to demolish the existing single storey side garage and to erect a single storey side extension the full depth of the property. The extension is to be set slightly further forward than the front of the dwelling to allow the front canopy feature to continue and be integrated into the new extension. A false pitched roof is proposed to the front with flat roof behind. A large roof lantern is to be inserted into the roof of the rear part of the extension. The extension is 3.3 metres wide, 10.2 metres in depth and is 2.9 metres high to the flat roof and 3.4 metres to the highest point of the dummy pitch. It will provide a reception room to the front, W.C utility and extended kitchen to the rear.

Consultations: None undertaken.

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

There is no objection in principle to the proposed development which involves an extension to an existing dwelling house. The main issues for consideration in this case are impact on the character and appearance of the existing dwelling and street scene and the impact upon residential amenity.

Visual amenity

The removal of the flat roof garage and proposed single storey extension to the side of the dwelling will result in a visual change to the dwelling which will be clearly visible within the street scene. The attached garage structure to be removed is a subservient building legible as a garage/outbuilding and not an integral part of the main building. The proposed extension being set forward with dummy pitch to replicate the front roof slope will be an attempt to integrate into the design of the original host building therefore an extension rather than an incidental out building. Concern has been expressed by the case officer in relation to the dummy pitch and flat roof combination with the extension being set forward and the side elevation being visible within the street scene. Requests to the applicant's agent were made to improve the appearance of this visible side elevation, with the suggestion of some form of dummy pitch continuing along the side. The applicant's agent stated that in the light of the proposed design and existing gable end that any such design change would be out of keeping and requested that the application was determined as submitted.

On balance it was considered that the proposal could be accepted as submitted. Although the visible side elevation is regrettable it was not considered that the impact was such to warrant a refusal in this case. The materials used will match existing and the extension will still remain as a subservient feature in relation to the main dwelling.

Residential amenity

The main dwelling to be affected is the adjacent semi to the east, no. 275 Upper Shoreham Road. The main dwelling at the neighbouring property is set in from the boundary by approximately 4 metres. The single storey addition will therefore not result in any loss of light or overbearing impact to the occupiers of the adjacent dwelling. A condition is attached to ensure that no openings are inserted into the eastern elevation of the extension without prior consent.

Other matters

The proposal will result in a loss of a garage at the site. Although it is highly unlikely that a car would be parked within the garage it could be considered to be a loss of a parking space at the site. It is however considered acceptable to lose this facility as off street parking is provided at the front of the property on the driveway.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Block Plan - received 22nd September 2015
   Location Plan - received 22nd September 2015
   Drawing no: - 9863 - 10a - received 6th November 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. The external materials and finishes of the development hereby permitted shall be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

   Reason: *In the interests of visual amenity and to comply with saved policies of the AH7 of the Adur Local Plan.*

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any Order amending, revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the east side wall of the extension.

   Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 23rd November 2015

Authorised by: Jo Morin Date: 23.11.2015