Development Management - Delegated Officer Report

Application Number: AWDM/1224/21 Recommendation – APPROVE

Site: 29 Chanctonbury Drive, Shoreham-by-Sea, BN43 5FR

Proposal: Single storey side extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of Chanctonbury Drive, and is a two storey semi-detached dwelling on rising ground. The property has a 'linked' garage positioned to the front of the property, i.e. a semi-detached garage, the other garage relating to no. 21 Westmoreland Walk which is situated to the south of no. 29 Chanctonbury Drive. The property backs onto a block of garages, and sides onto a closed alleyway which relates to properties within Westmoreland Walk. The site is on rising ground, with the rear garden area rising more steeply than the front garden.

The property has an existing side conservatory extension and many other properties within the area have extensions of some form, indeed no. 35 Chanctonbury Drive has had a two storey side extension.

Proposal:

The proposal seeks permission to replace the existing side conservatory with a mono-pitched roof side extension, with a triple, fully glazed, bifold door on the rear (west) elevation, a window to the front (east) elevation, and 3no. rooflights within the roofslope. No windows are shown to the side (south) elevation.

The side extension will measure approx. 3.7m wide x 7m long x 3.5 high (approx. 2.4m at the eaves)

Consultations: None

Representations: Objections : 19, 20 Westmoreland Walk & Representation : 21 Westmoreland Walk

- The extension will be built up to the boundary and not within the existing boundary fence
- Boundary fence behind my property has been removed which would allow for an insecurity which could allow access
- The guttering would overhang onto the rear access path which is encroachment and taller residents may be at risk

- Any leakage from the guttering or sloping roof would fall directly onto the path and could cause flooding
- Any maintenance to the side of the extension would require access from the private path
- Should the concerns be addressed, I would consider withdrawing my objection
- No objection to the extension except for the inclusion of render all of the elevations
- The rendering of half of the semi-detached property would look out of character, and would stick out like a sore thumb
- The extension will be an enhancement over what is there already

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The design of the proposal as originally submitted included rendering for all of the dwelling as well as the side elevation. However, in view of the fact it was a semi-detached dwelling it was considered that rendering one of the dwellings and not the other would be inappropriate, further the locality in general, whilst having some rendering on one elevation or part of the dwelling, there were no singular rendered dwellings, thereby the proposed rendering of the whole dwelling was considered to be out of character with the locality. The applicants duly amended the application and now the proposal is considered to assimilate well with the host dwelling by using similar coloured bricks and providing a window to the front elevation that is of a similar design to the existing windows on that elevation.

The proposal does come very close to the side boundary wall which abuts a closed alley which is understood to be in separate ownership. The neighbours raised some issues regarding encroachment, and the applicant reassessed the drawings and resubmitted them with the guttering clearly shown on them not to overhang the boundary. The latest drawings thereby identify that the guttering is just within the complete ownership of the applicant and thereby no encroachment.

The side wall of the proposed extension will be over 11m from the rear of the dwellings no.17 though to no.21 which are within Westmoreland Walk. This distance is considered acceptable so as to not result in any material harm to the existing residential amenities of those properties.

The property is on raised ground and thereby any extension to the side may be very visible from the street scene, however, in this instance, no. 29 has a garage which sits forward of the dwelling and which largely screens the view of the side of the property from the street. Notwithstanding this, the proposed elevation facing the street is wide and for design purposes requires a window within it of a proportion which would complement both the new extension and the host dwelling. It is considered that the window proposed would be acceptable in that manner and complements the overall design of the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 16.09.2021

Authorised by: Peter Barnett Date: 16 September 2021