Development Management – Delegated Officer Report

Application Number: AWDM/1022/16 Recommendation – APPROVE

Site: 1 Lesser Foxholes, Shoreham-By-Sea, West Sussex

Proposal: First floor pitched roof extension over existing single storey extension.

Date of site visit: 6.09.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached two storey dwelling. It is within a street of similar style very distinctive properties. Lesser Foxholes is a 1970s development of detached dwellings within a spacious un-uniform layout. The dwellings themselves although of simple brick and tile finish are designed with asymmetrical form and dominant cat slide roofs. The development is open plan in nature and dwellings are clearly visible within the street scene.

No. 1 Lesser Foxholes is set back slightly from the street with its main frontage and entrance facing north. The highway sweeps around to the east and therefore the side and rear of the dwelling are also prominent.

Permission is sought for a first floor extension to the rear of the house, on the southern side, the eastern part of the rear elevation. There is an existing single storey extension that the extension is proposed to be built upon. The plans originally submitted showed an asymmetric style roof design. Although it was assumed that this style was used to compliment the character of the existing estate it was considered that a more simplistic design would be more appropriate here to match the simple rear elevation. Amended plans were sought and have been received and are for consideration here.

The extension is 4.2 metres wide, 7.1 metres high and 4.2 metres deep. The new ridge runs from the height of the original building. Materials are to match existing and a window is proposed to the southern elevation and western elevation.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be clearly visible within the street scene mainly from the side and rear. Although it will be prominent it is not considered that the scale and form would detract from the established character of this development within the street scene. The simplistic form of the extension does not compete with the strong character of the existing dwelling. The cat-slide roof will remain the main feature. The spacious layout of the street design in this case means that a large extension can be supported here without it appearing too cramped or over developed. The set in from the highway with grass verge and substantial hedging on the boundary further softens any impact.

Residential Amenity

The main property to be affected in this case is the detached neighbouring dwelling to the west. The properties are staggered in position therefore the extension will be screened from the neighbouring dwelling by the side blank, flank elevation. There is also at least 9 metres between the side of the proposed extension and the side elevation of the neighbouring dwelling, no. 3.

Nos. 2, 4 and 6 Lesser Foxholes are on the eastern side of the road. The side elevation is prominent in views from these dwellings. There will however be no loss of light, privacy or overbearing impact as a result of the proposed works.

Recommendation

APPROVE

1. time limit
2. material to match
3. approved plans
4. no windows on the eastern elevation

Informative

1. proactive amended plans

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

Case Officer: Hannah Barker Date: 12.09.16

Authorised by: Jo Morin Date: 13.09.2016