Development Control – Delegated Officer Report

Application Number: AWDM/0948/17 Recommendation – APPROVE

Site: 120 Harbour Way, Shoreham-by-Sea, BN43 5HH

Proposal: Proposed side extension at first floor level over existing garage and guest room with pitched roof and rooflights to west and east elevations. (Re-submission of AWDM/0011/17)

Date of site visit: 20.07.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey hipped roof, semi-detached dwelling extended to the side boundary with no.118 with a garage to the front and directly behind it with what appears to be a store. Also extended across the rear to close to the other side boundary to no. 122 by a flat roof extension. Both neighbouring properties have rear extensions very close to the side boundaries with no. 120, and no.118 has a two storey side extension up to the boundary with no. 120. Many of the properties on this side of the road (south) have extension close to their neighbouring properties, and in consequence the properties in the street appear to read as terraced.

The street scene is characterized by varying designs and sizes of residential properties predominantly 2 storey. There are 3 storey residential units on the opposite side of the road, and there are some commercial units close by

The site is approx. 140m south of the river Adur and in consequence is within flood zone 2

Proposal

Permission is sought for a first floor side extension over the existing ground floor flat roof side extension next to no. 118.

The first floor extension will provide a bedroom and en-suite, and will have a hipped roof over. The side wall of the proposed extension will be positioned 500mm from the boundary with no. 118

There will also be internal alterations to re-order the layout and use of the rooms of the existing dwelling.

Consultations: None

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
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 first floor extension will be positioned over the existing flat roof side extension close to the side boundary with no. 118. No. 118 has a two storey side extension close to the boundary with no. 120 and a rear, single storey extension, also very close to the boundary with no. 120.

The proposal will not protrude any further into the rear garden than the existing ground floor extension, and is shown be close to the rear elevation of the neighbour, further, the side wall of the proposal will be 500mm from the boundary, thereby it will not impinge on the neighbour.

The first floor extension will have a hipped roof and will tie into the existing roof acceptably.

There are no windows proposed in the side elevation to no. 118, and as no. 118 has no side windows in their first floor side elevation, the extension will not compromise the neighbour. Windows proposed will be in the front and rear elevations, and additional lighting will be gained from rooflights.

The plans show the materials to be used for the elevations to be cladding. This is a problem as all the other parts of the original dwelling have render, pebble dash and painted bricks, therefore to bring a fourth element into the mix would be too much of a mix. Following discussions with the Applicant, they have emailed in to confirm that all elevations will be rendered. This therefore will match the existing upper floor of the dwellinghouse, and a condition to secure the render as per their email.

Residential Amenity

The neighbouring properties which could be affected by the proposal are the ones opposite, to the side and to the rear, namely Hastings Court to the north; 118 to the west; and 9 and 10 Fowey Close to the south.

The distance between the proposal and Hastings Court is approx. 28m and thereby they will not be unacceptably affected by the development, and the distance from the proposal to the properties in Fowey Close is over 30m which means that they also will not be unacceptably compromised by the proposed development. This leaves no. 118 Harbour Way, which is directly to

the west side of the proposal. However, there are no side windows to the proposal and thereby there will not be any unacceptable overlooking; as the extension is roughly in line with the existing first floor extension of no. 118, there will not be any unacceptable overbearing, overshadowing or loss of light onto no. 118.

There will be a gap in excess of 5m between the first-floor rear-projecting element of the extension and the common boundary with No.122 and consequently there will be no significant amenity impact on the rear (south) of this property.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing as per applicants emails dated 14.08.2017
4. No windows in side elevations 118

Informative

1. Approved without revisions

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

Case Officer: Eve Hearsey Date: 14.08.2017

Authorised by: Jo Morin Date: 15.08.2017