Development Control – Delegated Officer Report

Application Number: AWDM/1493/16 Recommendation – Approve

Site: 28 Ship Street, Shoreham

Proposal: Single-storey side and rear extension to south elevation.

Date of site visit: 1.11.2015 (Site notice put up)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is situated on the western side of Ship Street and comprises a two storey end of terrace property. The property is located within a row of fourteen terrace properties and comprises one of the wider terraces at the southern end. Whilst there is some variation in the width and height of these terrace properties they maintain a uniform external appearance with smooth rendered painted exteriors chimney features and projecting external window sills.

The property is located within the Shoreham Conservation Area.

The application property has a single storey flat roofed extension which attaches to the two-storey dog-legged section of the building at the rear.

This application seeks planning permission for the erection of a single storey side extension which would infill the narrow area to south of the existing two-storey dog-leg and single storey rear extension. The proposed extension would measure 1.7 metres wide by 6.45 metres long and 2.6 metres high. The external wall of the existing single storey rear extension would be built up to create a parapet and the proposed extension would comprise a mono-pitched roof with three roof lights. The existing flint wall along the southern boundary of the site would be retained with the insulated wall of the extension built behind; the gutter serving the extension would then sit on top of the wall. The walls of the extension would be finished in painted render to match the existing house and the roof would incorporate matching plain roof tiles.

Consultations:

Southern Water have raised no objection yet have requested that informatives relating to formal connection to the public sewerage system and potential sewers on site be added to any recommendation for approval.

West Sussex County Council Archaeologist has confirmed that the application site is located within the historical centre of the medieval port of New Shoreham, where new ground excavations will often involve exposure and disturbance of buried archaeological remains associated with the port (Archaeological Notification Area: grade Red: Medieval Core of Shoreham).

The County Archaeologist has also advised that the new ground excavations to create foundations for the proposed extension may be deep enough (i.e. at 500mm plus) to cut down to and into the levels at which medieval archaeological deposits survive. In this instance the footprint of new excavation would be very small, and is expected to cause only very limited reduction or removal of archaeological deposits.

The County Archaeologist therefore raises no objection on archaeological grounds and he considers archaeological assessment and mitigation measures are not required.

The Adur District Conservation Advisory Group have raised no objection in relation to this proposal.

Representations:

One letter of representation has been received from the occupier of 57 The Meadway who has raised queries regarding whether roof lights are allowed in the Conservation Area and also whether the roof has enough head height for conversion.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policies 15, 16 & 17 are considered relevant to the consideration of this application.

Planning Assessment

Principle

The main issues that require consideration in this assessment are the effects of the proposed extension on the character and appearance of the Conservation Area and the amenities of neighbouring residential occupiers.

Visual amenity

The main views of the application property and other properties within this row of terraces are from Ship Street to the front. However, views of the application property are also possible from the southerly side from the gap between the application property and 9 10 White Lion Court and to the westerly rear through 30 West Street and 4 8 West Court.

As the proposed single storey extension would infill the narrow area to south of the existing two-storey dog-leg and single-storey rear extension, the extension would be visible above the retained stone walls enclosing the rear garden to the south and west. However the property has already been previously extended with a single storey flat roofed extension to the rear and there are other single storey rear extensions and small outbuildings within the rear gardens of this row of terrace properties. It is therefore considered that the proposed infill extension would not appear visually out of keeping with the built up nature of development to the rear of the terrace properties in Ship Street and the surrounding roads.

The external wall of the existing single storey rear extension would be built up to create a parapet wall and the proposed extension would comprise a mono-pitched roof which would be tiled in matching plain roof tiles. The three roof lights in the southern roof slope of the proposed extension would be required to be Conservation style roof lights as they would be visible from Ship Street above the boundary wall. The insulated wall of the extension would be built behind the retained southerly flint boundary wall and the gutter serving the extension would then sit on top of the wall.

Subject to the approval of the details of the roof light and rainwater goods it is considered that the proposed extension would remain in keeping in terms of scale and design with the existing terrace property and would not detract from the character or appearance of the Conservation Area.

Residential amenity

The proposed extension would be visible from the neighbouring properties to the south (9 10 White Lion Court), south-west (4 8 West Court) and west (30 West Street) due to the built up nature of the surrounding area.

To the south the upper section of the proposed extension would face the side garden of the neighbouring property in White Lion Court. The three roof lights would however only provide light into the extension and would be positioned high enough in the roof slope of the extension to ensure no overlooking into the southerly neighbouring garden.

The proposed extension would not extend any further to the rear than the line of the existing single storey rear extension and would therefore continue to be well distanced from the neighbouring properties to the south-west and west of the application site. The new window within the rear wall of the proposed extension would also be screened by the existing stone walls enclosing the rear garden and would therefore cause no harmful loss of amenity to the occupiers of 4 8 West Court or 30 West Street.

Recommendation

Approve subject to conditions:

1. Approved plans
2. Standard 3 Year Time Limit
3. Matching Materials (walls and roof of extension)
4. Approval of roof light details (southern elevation)
5. Approval of gutter and rainwater goods (southern elevation)
6. Make good flint wall (should damage occur) – southern boundary

Informative

1. Proactive Statement – Approval (no amendments)
2. Southern Water Informatives x 2

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

Case Officer: Rebecca Tier Date: 24.11.2016
Authorised by: Jo Morin Date: 25.11.2016