Expiry Date – 29/10, ppa to 7/11

Development Control – Delegated Officer Report

Application Number: AWDM/1340/18 Recommendation – Grant

Site: 23 Windlesham Road, Shoreham

Proposal: Two storey side extension, single storey rear extension, cat slide roof over existing rear ground floor addition and rear dormer with alterations.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12/10

Site and Surroundings

This application relates to a very attractive barn ended semi detached house with original linked front dormer and projecting parapeted two storey front addition. The house is Edwardian and has a rendered and painted first floor. An original side garage is currently being converted into living accommodation. The property also has a half width, flat roofed, single storey rear extension.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to extend at first floor level above the garage. A catslide roof is also proposed over the existing rear ground floor addition together with a further ground floor extension. Finally a rear dormer is proposed.

The application has been revised since first submitted to remove a front dormer, first floor rear dormer and to drop the eaves of the first floor side extension.

Relevant Planning History

215/60 - Extension to kitchen. Granted 8.9.60

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 25, to the west is the other half of this pair. It has a single storey rear extension to the depth of the existing rear extension on site. No. 21, a chalet bungalow, is approximately 20cm deeper than the current extended rear wall of 23. The proposed single storey extension effectively adds 3 metres beyond the rear wall of both neighbouring houses.

The catslide roof over the existing rear extension extends from the eaves of an original two storey projecting rear addition to the outside edge of the current ground floor extension. It sits off the boundary with No. 25 by 3.4 metres and will not cause harm. No. 21 has two ground floor coloured side windows and a first floor gable window. The ground floor windows are secondary to a rear facing living room. The gable window serves a bedroom which also has its main aspect at the rear. The first floor side extension and catslide roof will reduce light received to these side windows and will bring development closer to the boundary thus altering outlook from the side bedroom window. However, as these rooms have their main outlook down their rear south facing garden it is not considered that these extensions will cause significant harm to light or outlook.

Character

The first floor side extension lines through with the main front wall of the house. A similar first floor side extension has recently been approved at No. 24. In that case the eaves line is lower than the original house. This design was encouraged in this case but the applicant was disinclined to lose as much loft floorspace. The eaves line has been reduced and is below the ridge height of the adjoining chalet bungalow. The design is considered acceptable. Given both the application site and No. 21 have gaps to the common boundary the proposal will not look too cramped on the site.

The proposed second front dormer has been removed from the proposal. A rear dormer is still proposed. It sits comfortably within the extended rear roofslope and is acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to match
4. No new windows
5. Bathroom window obscure and non-opening below 1.7 metres

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 6.11.18
Authorised and signed by:	Peter Barnett	Date: 6 November 2018