Development Management - Delegated Officer Report

Application Number: AWDM/1885/18 Recommendation – Approve

Site: 27 Kings Walk, Shoreham-By-Sea

Proposal: Conversion of existing garage into annexe. Front extension to existing garage and enlargement of existing terrace to south and west elevations. Timber cladding to first floor elevations. Proposed infill extension to north-west corner and new first floor rear extension.

Date of site visit: 17 January 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached house fronting the beach in Kings Walk. It has two vehicular access points and a garage which runs along the eastern side boundary at the rear of the property. It is proposed to close the access on the south west side and to convert the garage into a guest suite with a front extension to the garage of 2.8m length to be incorporated into the existing house.

At the rear of the house a first floor extension is proposed over an existing ground floor extension, measuring 3m deep, with a ground floor flat roofed infill extension in the north west corner, to square off with the existing rear extension. The first floor of the house is to be timber clad to give it a more contemporary appearance.

At the front, the existing first floor balcony is to be extended around the west side of the house, partly over an enlarged entrance porch on the west side and supported on a new pillar at the front. The balcony is to have a frameless glass balustrade.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways** Officer has no objection. Comments that the applicant proposes to close off the existing access in the south-west corner of the site. This is preferred by the Local Highway Authority (LHA) as the access does not have a dropped kerb. The applicant shows 2 vehicles on the plan. From approximate measurements of the frontage, the LHA would anticipate that there would be sufficient space to accommodate 2 vehicles.

The site is approximately a 5 minute walk from a bus stop and a 15 minute walk to Shoreham high street where local shops and amenities are located. The site is approximately a 20 minute walk from Shoreham-by-Sea train station. As the site is in a sustainable location the applicant should provide secure and covered cycle storage to promote sustainable transport modes.

Recommends conditions to secure car and cycle parking.

Adur and Worthing Councils: The **Environmental Health** Officer has no objection. Recommends precautionary contaminated land and PFA informatives.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposal will upgrade the house and give it a more contemporary appearance. The rear first floor extension will sit on the structure of the existing ground floor extension and will not therefore reduce the depth of the small rear garden. It will increase the bulk of the building but it is considered to be an acceptable addition which will not detract from the character or appearance of the property or its surroundings.

The front balcony extension will not appear out of place as there are many examples of front balconies in the street. The proposal will improve the appearance of the house to the benefit of the street scene.

Residential amenity

The extension to the front of the garage will bring that building further forward than the attached adjoining garage at 28 Kings Walk. There are ground floor side windows at No. 28 which face the proposed extension but they are separated from the extension by the width of its own driveway and are not considered to be adversely affected by the proposal.

The proposed first floor rear extension is also well separated from No.28 by the pair of garages. To the west, No. 26 is also not considered to be adversely affected by the rear extensions, with the first floor inset from the edge of No. 27 to reduce the bulk on the boundary.

At the rear the first floor extension will bring the rear first floor windows to within 19m of the rear of 4 Havenside. There is a conifer hedge on the boundary, within the garden of 4 Havenside, which provides a reasonable screen. It should also be noted that 19m is greater than the separation distance between 28 Kings Walk and 6 Havenside, which is approximately 17m only. In this context it is not considered that significant harm will arise.

The extension of the balcony to the side will not result in any overlooking or loss of privacy to any private areas of No. 26 Kings Walk.

Parking and Access

The Highways Officer has recommended two conditions to secure provision of car and cycle parking. The car parking is shown as being provided at the front of the house. There is also space on the driveway at the side. There is a store at the north end of the former garage which could be used for bike storage.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows
5. Ancillary use of annexe only
6. Car and bike storage

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Precautionary contaminated land

PFA

Case Officer: Peter Barnett Date: 4 February 2019

Authorised by: Gary Peck Date: 4 February 2019