Development Management – Delegated Officer Report

Application Number: AWDM/0453/23 Recommendation: APPROVE

Site: 7 Norman Crescent, Shoreham-By-Sea, West Sussex

Proposal: Two storey extension to rear

Date of Site Visit: When considering AWDM/1054/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, substantial dwelling within a cul de sac of other two storey dwellings and adjacent bungalow. Many have a similar appearance and design to the application site. A characterful, traditional style property with a front gabled projection, ground floor bays with hipped tiled roofs and a hipped roof porch centrally positioned. There is also a detached garage, set back to the side of the property. Due to the layout of the highway the front and east side of the building are visible within the street scene.

AWDM/1054/22 was originally submitted for works to the rear and front of the dwelling, including a two storey front and rear extension. This application was withdrawn as officers considered these works to be detrimental to the character and appearance of the dwelling and street scene. Following this the current application has been submitted with a reduction to the works to the property frontage. Changes have also been made to the rear two storey addition. Officers have advised further than despite their amendments and alterations the front additions could not be supported and these have been removed. The rear extension only is for consideration here.

The dwelling currently has a rear conservatory, lean to single storey extension and rear flat roof dormer. The Conservatory is to be removed and a two storey extension is proposed the same depth as the conservatory. The roof is to be a continuation of the ridge incorporating the existing dormer and creating inset dormers with juliette balconies.

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The rear extension will be visible from adjacent dwellings and from the street due to the side elevation being prominent as a result of the building position relative to the highway. The inset dormers give rise to a simplistic roof form which although enlarged does not appear out of keeping and blends with the existing building and roof form when visible within the street. The existing side garage will screen the ground floor extension and will break up the bulk of the rear addition. Materials will be to match existing and it is considered that, as amended, support can be given.

Residential amenity

The main properties to be affected are those either side of the site and to the rear. To the rear the first floor and inset dormers will face onto the rear of adjacent dwellings, there is significant tree screening which limits overlooking to the rear and there is a blank, side elevation abuting the rear boundary. As existing rear first floor windows and the dormer face north, these arrangements will be the same, albeit closer in the case of the first floor windows. On balance this relationship is acceptable.

To the east the ground floor is screened by the garage and the highway is beyond, no impact will result here. To the west the neighbouring bungalow has been extended with an adjacent barn hip and rear dormer. Although the proposed extension will project further to the rear than the neighbouring property there is spacing between the buildings and no significant adverse impact would occur in terms of loss of light or overbearing impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.
5. The Juliette balconies shall remain as shown on the approved plans with inward openings door and balustrade, no access onto the roof to form an external balcony or similar alterations shall be carried without prior consent from the Local Planning Authority.
6. No openings on the east or west elevation.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 8th June 2023

Authorised by: Peter Barnett Date: 8 June 2023