Expiry Date – 4/2, ppa agreed to 8/3

Development Control – Delegated Officer Report

Application Number: AWDM/1815/18 Recommendation – Grant

Site: 5 & 6 Collingwood Court, Shoreham

Proposal: First floor front extensions.

Date of site visit: 11.1.19
Neighbours checked: Y
Additional neighbour notifications: N

Site and Surroundings

The application relates to a pair of two-storey semi-detached dwellinghouses on the south side of the road with their front elevations facing north towards Riverside. The surrounding area is an outer residential suburb of Shoreham, close to the beach.

This property is one of five pairs of semi detached houses in a staggered row. As built they have adjoining recesses at front first floor level and a separate and enclosed balcony area off the main front bedroom.

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

Proposal

Planning permission is sought to infill the recessed area between the bathrooms and front bedrooms to create en-suite bathrooms to both houses. The extensions have been revised since first submitted and are now set back from the bedroom front wall by 300mm. The existing pitched roof is to be continued down over them.

Relevant site history

No. 6

AWDM/1383/17 – First floor front extension. Refused 13.10.17

SU/266/05 – Two storey side extension. Granted 1.2.06

SU/183/05 – two storey side extension including garage with rear balcony. Refused 18.10.05

No. 5

None.

Consultations

None

Representations

Letter of support from No. 8

Relevant Planning Policies

National Planning Policy Framework 2019
Adur Local Plan Policies: 2 and 15

Planning Assessment

Principle

This application is acceptable in principle as it upgrades a dwelling in the built up area boundary. Of particular importance is character and appearance of the streetscene and impact on neighbours.

Neighbour Impact

The proposed extensions are less deep than first floor bedrooms either side and so will have no impact on neighbour amenity.

Visual amenity

These houses form part of a building group which have as an original feature a first floor recess at the front. Notwithstanding narrow side extensions at Nos. 4 and 6 the character of these 10 houses and its distinctive first floor front recess is retained.

The previous refusal for a front first floor infil extension was for just No. 6. This application proposes the same extension on this pair of semi detached houses. The application has also been revised since first submitted to show a 300mm set back from the front to maintain a small stagger in the front building line. If completed together it is considered that this proposal will not be harmful to the appearance of these houses or the wider streetscene. A suitable condition is recommended.

Recommendation – GRANT permission subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching materials
4. Completed as one development.

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: 28.2.19
Authorised and signed by:		Peter Barnett	Date: 28 February 2019