Development Management - Delegated Officer Report

Application Number: AWDM/1392/18 Recommendation – APPROVE

Site: 8 Cissbury Way, Shoreham-By-Sea

Proposal: Two storey side extension to west elevation (existing single storey extension removed)

Date of site visit: 25th September 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace two storey dwelling on the north side of Cissbury Way. The site fronts a grass amenity area with no vehicular access. There is a similar terrace on the opposite side of the wide grass strip and the land rises up from the east so that all the houses have stepped ridge heights. The dwelling directly opposite, no. 9 Cissbury Way, has been extended to the side at two storeys, under AWDM/1347/17 permitted in October 2017.

Consent is sought here for a two storey side extension at the application site the general design is to match the permitted scheme at no. 9. The extension is 3.4 metres wide, 8.8 metres in depth and is slightly set down from the ridge height of the main dwelling. There is a 0.4 metre set back from the front. The property has an existing front porch which will remain and a side extension which will be removed. There is a gap of 0.3 metres between the extension and the western, side boundary.

Representations

2 Email representations received by the owner/occupiers of no. 7 Cissbury Way and owner/occupiers of 3 Mill Hill Gardens objecting to the proposal.

- Concern with regards to peacefully enjoying lives in our own property. (Human rights act.)
- Noise at unsocial hours and weekends and access to driveway blocked.
- The development proposed here can only increase these disturbances along with greater noise, dust and greater access issues.
- Neighbours work from home and work shifts, sleep pattern therefore of concern.
- Applicant has not discussed proposals.
- Oppressive development at bottom of garden, as we sit in the lower part of the garden in the evening.
- Construction work will impinge on our garden and course noise, dust and debris.
- Noise during building, scaffolding overhang.

Relevant Planning Policies

Adur Local Plan (2017) Policy 15
Development Management Standard 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

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 extension will be quite wide, almost doubling the width of the original house and leaving only 0.3m to the boundary. However, it will be set back and have a lower ridge.

It is considered that, in this case, no visual harm would be caused by the extension. It is at the end of the terrace furthest from the road and is not widely visible. The retention of a gap of 1m to the boundary is not necessary here as there are no buildings immediately to the west.

The proposal is considered to be acceptable in visual terms.

The extension matches that at no. 9 Cissbury Way directly opposite. There would be no justification to warrant a refusal here.

Residential amenity

The extension will close the gap to the rear boundary with 3 Mill Hill Drive to the west. A distance of approximately 17 metres will be retained between the rear of No.3 and the side of the proposed extension. This distance is considered to be acceptable. No windows are proposed at the side of the extension and a condition is attached to restrict any windows on the side elevation. Although an objection has been received from the owner/occupier it is not considered that the impact would be so significant to justify a refusal here, a precedent has been set with no. 9 and this is a material consideration here.

An objection has also been received from the owner/occupiers of the attached dwelling no. 7. The comments made are not considered to be material considerations here and would not justify a refusal in this case. A condition is attached to restrict hours of working to assist here although building work will inevitably result in noise and disturbance. If this is to an unacceptable level the neighbours should contact Environmental Health. The development is not considered to be harmful to the residential amenities of the occupiers of no. 7 Cissbury Way.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows on western elevation.
5. Hours of work

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.

Case Officer: Hannah Barker Date: 11th October 2018

Authorised by: Peter Barnett Date: 11 October 2018