Development Management - Delegated Officer Report

Application Number: **AWDM/0120/17** **Recommendation –** Approve

Site: 21 Erringham Road, Shoreham By Sea

Proposal: First floor extension over existing single storey extension on East elevation.

Date of site visit: 21 February 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a 1930's semi-detached house located on the south side of Erringham Road, close to its junction with Mill Hill which is on the opposite side of the road. This is a predominantly residential area with a mix of dwelling types and designs in the immediate vicinity. The adjoining house has been extended to the side with a two storey hipped roof side extension aligning with the front wall of the house and to the rear with a single storey lean-to addition. At the time of the site visit, works had commenced at the site to implement a previous permission for a side extension to replace the previous attached garage (AWDM/1457/15 refers) and to construct a rear extension (AWDM/1611/16 refers).

Permission is sought to continue the approved side extension to first floor level. The extension would follow the footprint of the approved ground floor with the exception of the projecting ground floor bay (4 metres wide narrowing to approximately 3.2 metres as the site tapers towards the rear, and 6.1 metres deep). Amended plans have been received proposing a hipped roof set 0.8m below the main ridge and continuing the existing eaves height. A hipped roof is proposed over the projecting ground floor bay and a small gable roof is proposed over the first floor window to the front elevation. No side windows are proposed. The extension relies on a roof extension to form a gable being carried out as permitted development.

Relevant site history
AWDM/1611/16 Demolition of existing extension and construction of replacement extension and alteration and extension of existing raised platform to include privacy screen to western boundary Approved 29.11.2016

AWDM/1457/15 Demolition of existing garage and construction of single storey side extension with bay window Approved 30.12.2015

Consultations
None

Representations

None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Visual Amenity
The approved ground floor extension was relatively wide and included a bay window which was considered to compete with the main feature bay window but given the single storey scale of the extension and that the two storey extension to the adjoining dwelling at No.23 had an unbalancing effect on this pair of semi detached houses, a refusal was not justified.

As originally proposed, this application proposed continuation of the bay window to first floor level to match the scale and design of the main bay window and included a half hip to the roof. This was considered to be unduly dominant and harmful to visual amenity and so the applicant has responded by deleting the first floor bay, and designing a hipped roof to the extension. The revised design has reduced dominance, and improved the sense of space between No.19 and No.21 by the inclusion of the fully hipped roof. Given the existence of the extension on the adjoining dwelling, the revised proposal would not cause any significant harm to visual amenity.

Overall design and impact on the character of the area is considered acceptable subject to the use of matching materials.

Residential amenity
The main impact as a result of the extension would be to the occupiers of No. 19 to the east. No.19 has a two storey side extension which comprises a garage at ground floor level which steps out to the side towards the boundary with No.21. There are no windows in the side elevation. Although the extension would be fairly closely sited, a 1m space to the boundary would remain and given the relationship with the neighbouring property there would be no significant impact in terms of loss of light, outlook or privacy.

Recommendation

Approve
Subject to Conditions:-

1. Approved plans
2. Standard time limit 3 years
3. Matching materials
4. No side windows

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 letter(s) of representation? N

Case Officer: Rebekah Smith Date: 6 April 2017

Authorised by: Peter Barnett Date: 7 April 2017