Development Control – Delegated Officer Report

Application Number: AWDM/1820/19 Recommendation – APPROVE

Site: 35 Ravensbourne Avenue, Shoreham-by-Sea, BN43 6AA

Proposal: Single storey front extension with false pitched roof in connection with conversion of garage to habitable accommodation.

Date of site visit: 06.12.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the west side of Ravensbourne Avenue and is a detached mock Tudor two storey dwelling. Currently it has an attached flat roof garage to the side. The plot is on higher ground than its neighbour at no. 33, indeed, Ravensbourne Avenue is on rising land.

The street scene comprises predominantly detached dwellings, with many of them being two storey. The design of the dwellings varies within the street, with some being mock Tudor and others are brick faced and or rendered.

The application proposes to convert the existing single storey flat roof side garage to habitable accommodation and in order to implement this conversion will be extending the structure forward by some 1.3m, and provide a false pitch roof to the front of the new structure. The new accommodation will be an en-suite bedroom, and planning permission is not required for the conversion.

Planning History: None

Consultations: None

Representations:

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the front extension of the existing garage together with a front false pitched roof

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 existing dwelling is stepped back from its neighbour no. 33, with the garage being some two steps back, therefore the front extension, of approx. 1.3m will not put the resultant built form further forward than no. 33. Indeed, the resultant front elevation will still be stepped back from the overall front elevation of the existing dwelling.

The existing structure is onto the boundary with no. 33 and the construction of a false pitch section to the front of the conversion will not drain surface water run off to the neighbour's side but will have the rain water pipe onto the applicant's own land.

The false pitch section will partially cover some of the mock Tudor timbers on the side of the dwelling, but not so much as to compromise the pattern of the timbers to an unacceptable amount.

The visual amenities of the street will not be compromised by the inclusion of the false pitch or the loss of the garage door with its replacement with a window, the head height of which will marry with the front door of the dwelling and the small window between the front door and the new window.

Residential Amenity

The neighbouring properties that could be affected by the building works are the direct neighbour no. 33 and the properties opposite, i.e. no.'s 26 and 28 Ravensbourne Avenue. No. 37 will not be able to readily view the alterations.

No. 33 has a small first floor arched window to the side, which is set behind the line of the proposed front extension and false pitched roof. It is not considered that the proposal will cause a harmful loss of light or outlook.

The properties opposite, no.'s 26 and 28, will be some 25m distant and thereby will not be affected by the proposed works.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials as existing
4. No windows in the side elevation

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 07.01.2020

Authorised by: Peter Barnett Date: 7 January 2020