Development Control – Delegated Officer Report

Application Number: AWDM/0050/17 Recommendation – APPROVE

Site: 69 Buckingham Road, Shoreham-by-Sea, BN43 5UD

Proposal: Demolition of existing conservatory and construction of part single and part two storey rear extension and raising of existing garage roof.

Date of site visit: 16.02.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a two storey detached dwelling on the west side of Buckingham Road. The property has and existing vehicular access and drive, with a garage on the south side of the site abutting the boundary with the neighbouring property no. 67 Buckingham Road. To the north side is a side gate leading round to the rear garden. The dwelling is positioned approx. 1metre off the boundary with no. 71

No. 71 is a chalet house with a high pitched roof; it has a small coloured glass window facing where the proposed extension will be sited, and a further first floor window facing towards the site. The distance between no. 71 and the application site is approx. 2 metres. There is an existing wall approx. 1.7metres in height between the neighbour and the application site, beyond that there is fencing and shrubs etc.

No. 67 is a two storey dwelling with a garage onto the boundary with the application site, the front of the garage is approx. level with the rear of the garage of no. 69. There is a distance of some 7 metres between the properties themselves.

Proposal

Permission is sought for a two storey rear extension measuring approx. 4.8m deep x 10m wide x 7.8m high (to the top of the roof ridge).

A further single storey side extension, to be constructed onto the rear of the garage, will measure approx. 2.7m wide x 4.8m back (to the same depth as the two storey extension). The height of this section would be approx. 3metres, (the same height as the existing garage).

Consultations: None

Representations: One Letter of Support from 71 Buckingham Road:

We are the neighbours to the north of the application site and understand there may be concern with the planning application that the extension could be overbearing to our property.

Having studied the plans in detail with our neighbours we would like to confirm that we are happy with current planning proposal and do not feel this would be overbearing for us, and would like to offer our support for the application.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The depth of the existing dwelling is approx. 6.4m and the depth of the proposal is approx. 4.8m, which will make the overall depth of the development some 11.2metres. The roof too will be extended, following its existing path, with a ride height of approx. 7.8m high.

The proposed development will be contained within the extremities of the existing dwelling, both the two storey and the single storey elements, the roof extension too will follow the contours of the existing roof. Thereby from the street, direct on to the property, the extension as proposed will not be readily noticeable. However from the sides and from oblique angles viewed from the street it will be quite clear that the property has had a large extension; and of course it will also be readily viewed by the immediate neighbouring properties.

The design is such as it reflects that of the existing dwelling, and thereby will not be out of keeping with the character of the locality. However, the materials indicated on the rear elevation of the plans are believed to be in error, and therefore it would be appropriate that on any approval, a condition requiring that the materials match the existing dwelling would be appropriate.

Residential Amenity

The neighbouring property to the south, no. 67 which lies to the south of the application site, the part of the extension which will be onto the boundary will be the single storey section, of a height of some 3m, and it will be in line with the neighbour's garage, and therefore will have limited, if any, impact onto no. 67.

The two storey element of the extension will be some 7 metres or more from the dwellinghouse of no. 67, and will be positioned to the north of that

property; thereby any effect onto that property either by overshadowing or overbearing will be minimal.

The submitted drawings show a new first-floor bedroom window would be created in the south side of the existing dwelling and would face towards a window in the north side of No.67. A condition is recommended requiring the new window to be obscurely-glazed to safeguard the neighbour from overlooking.

With regard to no. 71 a chalet house to the north, the separation between it and the proposed extension will only be approx. 2metres. The height of the proposed extension will be approx. 7.6metres and no. 71 is much lower, thereby, because of this close proximity, it is inevitable that the extension will create some overshadowing onto that property, and because of its height in comparison to the chalet, it may well result in an overbearing presence onto that property. An amendment to reduce the depth of the extension by 1 metre was suggested to the applicant in order to lessen the impact on No.71. However, the applicant is unwilling to amend the applicant and has requested that it is determined as submitted. It is noted that the owner of no. 71 has written in to confirm that they are aware of the application and have viewed the plans, and raise no objections to the proposal. On balance, it is considered the effect of the proposed extension on the outlook and light to No.71 will not be so unneighbourly as to warrant refusal.

The submitted drawings show a new first-floor bathroom window would be formed in the north side of the existing dwelling. This can reasonably be required to be obscurely glazed. An additional condition restricting the introduction of any openings or windows in the side walls/slopes of the extensions would also be reasonable.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. No windows in side elevations and roofslope
4. First-floor windows in north and south sides of existing dwelling to be obscurely glazed
5. Materials to match existing

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

Case Officer: Eve Hearsey Date: 05.04.2017

Authorised by: Jo Morin Date: 06.04.2017