Development Management – Delegated Officer Report

Application Number: AWDM/1145/16 Recommendation – APPROVE

Site: 10 Buckingham Mews Shoreham-By-Sea

Proposal: Font extension to north elevation

Date of site visit: 13.09.16

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a mid-terrace two-storey property within a cul-de-sac in north Shoreham. The property is of 1970s construction with brick, render and tile hanging. There is an integral flat roof garage to the front of the dwelling with an attached flat roof front porch. The dwellings attached either side have similar front projections with some variation. No. 9 adjacent has converted the garage to a habitable room with front window. There is also a covered flat roof canopy at no 9 which links to the garage roof at no. 10. No 12 the end of terrace dwelling has an existing sloping roof front extension.

Consent is sought here for the existing terrace, no. 10 to remove the front projections and add a sloping roof front projection the full width of the property. The front door is to be centrally positioned with windows either side. The tiled roof will slope to underneath the first floor windows. Three velux roof lights are proposed in the roof slope. The extension is 6 metres wide, 2.2 metres in depth and has a maximum height of 3.4 metres. It will provide a study and extended kitchen and enlarged entrance hallway.

Consultations:

West Sussex County Council: - There is no ecological objection to the proposed development.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
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 proposed extension to the front of the building is clearly visible within the street scene. It will change the character of the property frontage. Yet this will not be to the detriment of the street scene or row of terraced properties. The original front projections with flat roofs have been altered over time and are not uniform. In addition the existing extension at no. 12 sets a precedent for such a type of development. The proposed extension is not identical to the existing extension at no. 12. The proposal has velux windows and the front windows differ in proportions. It is not considered that there would be any requirement for the extensions to match exactly and the variations are characteristic of this row of properties as existing. It is likely that in the future home owners in the terrace may look to extend in a similar way.

Residential Amenity

The proposed extension would not result in any loss of light, privacy or overbearing impact to any adjacent dwellings. No. 11 attached to the west has the blank side elevation of the garage projection which is built up to the boundary. This will screen the proposed extension. To the east no .9 is adjacent to the boundary with the application site. The existing covered flat roof canopy projects to the front of a recessed window. The proposed extension will be of the same depth as the existing garage projection at the application site although it will be higher with the sloping roof. Yet on balance it is considered that there is an existing reduction of light to this front window due to the current situation. The proposal will not significantly reduce further light from this window which is recessed and faces north. The impact is therefore not such to warrant a refusal in this case.

Recommendation

APPROVE

1. Time limit
2. Materials to match
3. Approved drawings
4. No windows in the side elevations.

Informative

1. Proactive statement - no amendments

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

Case Officer: Hannah Barker Date: 19th September 2016

Authorised by: Jo Morin Date: 21.09.2016