Development Management - Delegated Officer Report

Application Number: AWDM/1700/22 Recommendation – APPROVE

Site: 106 Gordon Road, Shoreham-by-Sea, BN43 6WE

Proposal: Part two storey/part single storey side extension with pitched roof at the front with front rooflights and a flat roof at the rear

Date of site visit: Assessment has been assisted using the Applicants plans and photos, Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 106 is located on the southern side of Gordon Road, and is a two storey semi-detached dwellinghouse. The property has been extended to the rear and to the side, indeed the side garage and side extensions go up to the boundary with no. 104. There are also a series of outbuildings within the rear garden area, one of which being a large, long outbuilding with a pitched roof located up to the boundary with no. 108. There is a further outbuilding behind this long outbuilding which is positioned close to the rear boundary. This boundary relates to the landscape buffer of the railway which runs behind the property. There are also other outbuildings than those mentioned.

The rear garden area is lower than the front, and the rear garden is quite long, some 25m from the rear of the existing rear extension.

The design of the dwelling is repeated on its close neighbouring properties in Gordon Road, Gordon Avenue and Rosslyn Avenue. Further along Gordon Road to the west, sees a change of style, but again mainly semi-detached but with some terracing.

Many of the properties have rear outriggers which appear to have later extensions, there are also dormers within the locality.

Proposal:

This application seeks planning permission to:-

- Remove the side garage extension and attached rear outbuildings to the garage;
- Construct a side extension to the west of the dwelling, part two storey, part single storey, for the full length of the dwelling plus existing rear extension, shown to measure 10.2m long x 3.3m wide plus steps leading down from the extension into the rear garden;
- The height will be approx. 6.1m to the ridge for the two storey, and approx. 3.2m high for the flat roof, single storey section.

Relevant History: None

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The two storey section of the extension is much lower than the ridge height of the existing dwelling, but it shares the same design reference i.e. hipped roof, dropped front pitch roof creating an asymmetrical roofline between the front and rear roofslopes which mimics the main dwelling.

The single storey section of the extension, will have a flat roof which would be in keeping with the existing flat roof rear extension.

The new building work will also not be built up to the boundary with the neighbouring property as the old outbuildings are, but would instead retain an approx. 1m gap, in order to allow access to/from the rear garden.

Although the proposed structure will be higher than the existing garage and outbuildings, it is of a more appropriate design which will complement the existing dwelling, plus it will be set away from the boundary, thereby leaving a gap and a visual break on the site. The proposal will thereby be in character with the locality.

The proposal will be higher than the existing outbuildings, but the outbuildings are up to the boundary with the neighbour to the west, no. 104. These outbuildings are also not very attractive, thereby by removing the outbuildings and constructing the new extension some 1m from the boundary, it will immediately provide a much improved outlook for no.104. There will be 2no. windows on the west elevation facing no. 104, but both of these windows are shown to be obscure glazed, and the cill height of these windows show them to be over 1.7m in height, which will be in accordance

with Government guidance. Therefore the existing residential and visual amenities of the neighbouring property no. 106, will not be materially affected by the proposal.

No. 104 to the east is unlikely to view the proposal as it will not protrude past the existing rear extension.

The materials of the proposal facing the street will match the existing dwelling, but the materials of the flat roof rear section of the extension will be clad in fibre cement panels and indicated in an email dated 28.11.2022, that the colour of the fibre cement panels will be of a neutral colour. The clad rear section will be acceptable on this building, and may well provide a welcome visual lift when viewed from the rear.

Recommendation

APPROVE Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 29.11.2022

Authorised by: Peter Barnett Date: 29 November 2022