Development Management – Delegated Officer Report

Application Number: AWDM/1307/24 Recommendation: APPROVE

Site: 53 Upper Kingston Lane, Shoreham-By-Sea, West Sussex

Proposal: Roof extension to include a hip to gable enlargement and rear dormer window. Demolition of the existing garage and replacement with a single storey side and rear pitched roof extension. Front porch canopy and new steps, raised rear patio.

Date of Site Visit: 11th November 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, two storey dwelling within a hipped roof with a detached, hipped roof garage to the side and flat roof single storey extension to the rear. There are both houses and bungalows surrounding the site. There is off street parking and a garden to the front.

Consent is sought to remove the garage and rear extension and construct a single storey, wrap around extension to the side and rear with lean to roof and roof lights. The extension will provide a bedroom, ensuite, utility and kitchen, dining space. The plans also show a raised rear patio with steps down to the garden. A front porch canopy is proposed with new steps up to the front door.

Amended plans have been submitted to show a trellis to the north side of the raised patio to act as a privacy screen. This would be 1.8 metres high above the raised floor level and is adjacent to the raised patio, not on the boundary.

A hip to gable loft conversion is proposed with rear flat roof dormer and front roof lights. The applicant's agent has referred to this in the submitted Design and Access Statement as being permitted development. In general terms development such as this would be however in this case the rear dormer is clad with white composite cladding therefore not in materials to match. This element of the development is therefore considered here.

Consultations:

West Sussex County Council: The Highways Authority : -

This proposal is for a roof extension to include a hip to gable enlargement and rear dormer window. Demolition of the existing garage and replacement with a single storey side and rear pitched roof extension. The site is located on Upper Kingston Lane, an unclassified road subject to a speed restriction of 30 mph.

There are no proposed changes to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

A single-bay garage will be lost as part of the proposals. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.
As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for at least 1 car.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed development will give rise to a change in design, bulk and scale to the existing dwelling. The roof form will be changed to a gable which will not match the attached dwelling. However there are other examples of hip to gable extensions within the vicinity of the site. Being a form of development which can be carried out as permitted development there would be no justification to resist such development in this case. Similarly the rear dormer in form would be permitted development and the cladding would not be harmful in this case; it is to the rear and would not be out of keeping.

The front canopy and steps project forward of the front bay and will be a feature visible within the street scene. However the structure is open with just a modest flat roof and pillars; it would not be a dominant feature. There are many examples of front porches of varying design and scale within the street scene. This can therefore be supported in this case.

The side extension is visible and replaces the existing garage. It is single storey with an asymmetric roof. It gives a contemporary look to the building which will be rendered to replace the existing pebble dash. It is set in line with the front of the building. The extension to the rear is 3 metres in depth and therefore not overly large, along with the raised patio it will be in keeping in scale with the existing building. The trellis will be higher than the boundary fence as this will offer screening to the applicants and adjacent occupiers when the patio is in use as views will be at a level higher than the existing boundary fence.

The front roof lights are small in scale and will have no adverse impact upon the character and appearance of the building or the street scene.

Residential amenity

The extensions and alterations will be visible from adjacent dwellings. However those affected directly are No. 55, attached to the north, and the adjacent pair of semi detached dwellings at an angle, on the corner to the south.

The single storey extension is 3 metres in depth and to be built up to the boundary with the raised patio directly to the rear. At this depth there will be no significant impact upon the adjacent occupiers in terms of loss of light or overbearing impact and there are no side windows. However there are openings at the neighbouring property to the rear which will be in a recess. However the width of the recess is two openings wide and with the proposed extension at 3 metres there could be a similar development here built under permitted development. It also replaces an existing extension of the same depth. Therefore no refusal is warranted here on this ground.

The raised patio will elevate the space to the rear of the extension by 900mm. This will result in occupiers at a higher level than existing adjacent to the boundary. It is

noted that the boundary fencing here is dilapidated and in need of replacement. The plans show a new fence to be 1.8 metres high along the boundary. The trellis will be set in from the boundary and higher than this - 2.7 metres in total from the adjacent ground level. This will offer privacy to both the occupiers and the neighbouring residents. On balance this solution is acceptable, it will offer necessary privacy without being overbearing or unneighbourly to an unacceptable degree.

The dormer will overlook adjacent gardens, however not directly into neighbouring windows. It should be noted however that a similar development could be built under permitted development, therefore this is acceptable.

The dwellings to the south are at a slightly lower level and a similar detached garage is along the boundary to the south this will screen the side extension to some extent from the dwelling to the south. There is also some planting on the boundary. The extensions at single storey also limit their impact, the side ground floor windows will face onto the side of the neighbouring garage. There are first and second floor side landing windows facing south, these are conditioned to be obscurely glazed and annotated on the plans as such.

The front canopy extension and steps will not impact upon any adjacent occupiers in terms of loss of light, privacy or outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, white render, tiles to match and white composite boarding.
4. No additional windows on the north or south elevation of the extensions, obscure glazing to south side landing windows.
5. The privacy trellis as shown on the approved plans shall be installed prior to the use of the raised patio hereby approved and shall remain in place at all times.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendment

Case Officer: Hannah Barker Date: 9th December 2024

Authorised by: Peter Barnett Date: 9 December 2024