Development Management – Delegated Officer Report

Application Number: AWDM/1296/23 Recommendation: APPROVE

Site: 90 Church Green, Shoreham-By-Sea, West Sussex

Proposal: Proposed two storey side extension and internal alterations. Proposed boundary wall. Extensions and alterations to garage.

Date of Site Visit: 12th October 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey end of terrace dwelling within an estate of similar properties. The front door is to the side of the property, on the corner with a road to the north and west of the site. There is a garage to the rear of the site adjacent to the highway with hardstand to the front for parking of a single vehicle.

Consent is sought for a two storey side extension, extending the existing building closer to the highway the same depth as existing. The garage is to remain in the same position and become enclosed within the garden with a proposed side boundary wall and converted to a sun room with the garage door removed and access to the garden via glazed doors. There will be a gate in the side wall, (as there is existing) to access the garden.

Consultations

West Sussex County Council: The Highways Authority
No concerns are raised over the proposed extension works. The proposals are not anticipated to give rise to a material intensification of movements to or from the site.

An existing garage and hardstanding will be lost as part of the proposals. I do note that the existing garage does not meet Manual for Street (MfS) specifications for a single-bay garage and therefore, would likely be too small to be considered for vehicular parking provision. Nevertheless, displaced parking would have to be accommodated on-street as a result. Whilst no highway safety concerns or parking capacity issues are anticipated, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

In addition to the above, given the existing access would no longer be used, the LHA

would request that the existing dropped kerb be closed, and kerb line be reinstated. This would allow for additional on-street parking to be available in this location. Such works would be subject to a licence obtained through the local Highway Area Office. In summary, 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 111), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following informative should be Applied:

Vehicle Crossover (Access Closure) – Minor Highway Works
The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted. Additional information about the licence application process can be found at the following web page:

https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/
Online applications can be made at the link below, alternatively please call 01243 642105.
https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-application-form/

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 (July 2021)
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 two storey extension and associated works, including side boundary wall and changes to the garage will be visible within the street scene. This is a prominent corner and the extension will bring the building closer to the road. The area is characterised by similar development with an open plan appearance with grass verges and limited boundary treatment with space between buildings, boundary treatment and pavements. Although the extension will bring the building closer to the pavement some separation will still exist with a strip of grass to the side. The garage as existing is closer to the road than the existing house and the extension will bring the two inline, therefore not bringing the building closer to the highway than existing. The side boundary wall will be inline with the proposed building. On balance, green space will remain and the development will not result in an overly cramped appearance. It will appear consistent with the existing pattern of development here.

The width of the extension is subservient to the main dwelling, it is not overly wide and matches in design, scale and use of materials. The brick wall will also be built with materials to match and will be similar to the existing brick wall.

Residential amenity

As the proposed extension is on the corner of the highway it will be visible from neighbouring properties however there will not be any significant loss of light or overbearing impact as a result. The proposed windows will overlook the highway as the existing side windows do. They will not encroach upon neighbouring amenities to an unacceptable degree. The dwelling directly to the rear has no first floor side windows which will be affected in this case.

Highway Matters

The Highways Authority have no concerns in this case in relation to the loss of the garage and hardstand for parking. They state that the reinstatement of the dropped kerb would create more available on street parking. There is space available within the locality. The applicant's agent has referred to the proposed use of the garage compound to the rear of the site for parking. Although this does not meet the required standards, it is available and along with on street parking would provide parking to serve the existing dwelling without resulting in any highway safety concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing to include wall.

Is recommendation contrary to letter(s) of representation N

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Kerb to be reinstated.

Case Officer: Hannah Barker Date: 2nd November 2023

Authorised by: Peter Barnett Date: 2 November 2023