Development Management - Delegated Officer Report

Application Number: AWDM/0223/18 Recommendation – APPROVE

Site: 111 Connaught Avenue, Shoreham-By-Sea

Proposal: Single storey extension to rear (south-west) elevation.

Date of site visit: 24.04.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling with a dilapidated lean to extension and outbuilding to the rear of the dwelling.

Consent is sought to remove the existing structures and replace with a single storey extension with full pitched, gable roof to match the existing roof gradient and design. The extension is 4 metres in depth the same as the existing structures. The extension will be closer to the adjacent dwelling to the west than the existing extensions. It is advised by the agent that the applicants have purchased some of the land at the adjacent property therefore the extension will extend over what was the boundary between the two properties, (this is not a planning consideration only how the proximity of the extension may impact upon residential amenity.)

The case officer recommended that the extension be reduced to 3.5 metres in depth to comply with the Council's Development Management Standards. Despite the existing building being 4 metres in depth it was considered necessary to reduce the depth to 3.5 metres. This was due to a combination of factors. The extension was to be higher and nearer than the existing buildings and the adjacent window at the neighbouring property was in a recess due to a flat roof addition at the neighbouring property.

The applicant's agent has amended the plans to show the corner of the extension reduced to 3.5 metres, then stepping out to 4 metres as originally proposed. These plans are for consideration here.

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 (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The extension is to the rear of the property and is built with a pitched, gable roof which is in keeping in design and scale with the existing building. Taking into account the structures to be removed the extension is subservient to the main dwelling and does not represent over development of the site. As stated above the extension will be further to the west than the existing buildings as there has been an agreement between the neighbours. The extension could therefore be viewed within the gap between the properties as the extension overhangs further to the west. Due to the narrowness of the gap a side porch structure and the set-back it is not considered that this will have any adverse impact. Materials will be used to match existing.

Residential amenity

The main property to be affected is no. 113 to the west of the site. This has a rear flat roof addition and patio doors adjacent to the boundary which are within a recess. As stated above it was considered necessary to reduce the depth to 3.5 metres. The applicant's agent submitted amended plans to show the section nearest the neighbour to be reduced to 3.5 metres, then stepping out to the original 4 metres. On balance this is considered to be acceptable in the light of the depth of the existing structure, the window in the recess being patio doors and the rear of properties facing south. A condition is attached to ensure that no openings are formed in this western side elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No openings on the western elevation.

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

Proactive – with amendments

Case Officer: Hannah Barker Date: 30th April 2018

Authorised by: Peter Barnett Date: 1 May 2018