Development Management – Delegated Officer Report

Application Number: AWDM/0803/17 Recommendation – APPROVE

Site: 20 Orchard Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey front extension.

Date of site visit: 27.06.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a semi-detached two storey dwelling within Orchard Close a dense cul-de-sac development. The dwelling is brick, render and tile hung with a front garden and off street parking. There is an integral garage recessed from the front elevation with front pillars with a projecting flat roof. The attached dwelling originally matched in design yet the existing garage has been converted and a window is where the original garage door was.

Consent is sought to add a single storey front extension to the front of the garage infilling the recess bringing the front of the garage in line with the adjacent front wall. The garage is shown on the plans as being converted into a bedroom with shower. A window and secondary door are proposed on the front elevation.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan Policy 15 (2016)
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 would be clearly visible within the street scene being close to the highway. The main feature of this pair of semi detached dwellings is the flat roof front projection and recessed frontage. Although the garage recess will be

infilled with the proposed extension this element will still remain recessed with the main entrance to the dwelling set forward closer to the highway. The white uPVC fascia board will remain as a constant feature between the two dwellings. As stated above the dwellings are not symmetrical as the attached dwelling has replaced the garage door with a window. It is not considered that this modest extension will be detrimental to the character and appearance of the building or the street scene. Materials will be conditioned to match existing.

Residential Amenity

The proposed front extension would be visible to the occupiers of the properties opposite the site. The extension however does not bring the dwelling closer to the highway than existing. The additional front window will not result in any increased over looking that already exists.

A window is shown on the side, north elevation of the garage conversion. This is shown as high level. No. 47 Connaught Avenue is to the north of the site. A condition is attached to ensure that this window is the only opening on this elevation and that the opening is 1.7 metres above finished floor level. This is to avoid any over looking to the north as this is now habitable space. A condition is also attached to ensure that this space does not become a separate dwelling as there is a secondary entrance to the property frontage. The intensification of the use of the dwelling could be detrimental to residential amenity and the character and appearance of this locality.

The front extension being in the recess will not result in any loss of light of overbearing impact to any adjacent neighbours.

Recommendation

APPROVE

1. standard time limit
2. Materials to match
3. approved plans
4. no further openings on north elevation and opening shall be limited to above 1.7 metres above finished floor level.
5. Ancillary accommodation not be used as separate dwelling

Informative

1. Pro active no amendments

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

Case Officer: Hannah Barker Date: 3rd July 2017

Authorised by: Jo Morin Date: 03.07.2017