Development Control – Delegated Officer Report

Application Number: AWDM/0083/17 Recommendation – APPROVE

Site: 139 Upper Shoreham Road, Shoreham

Proposal: Two storey extensions to south and west elevations

Date of site visit: 02.02.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site Surroundings and Proposal

The application site is located on the southern side of Upper Shoreham Road and forms a two storey semi-detached property which has been extended with a single storey extension to the rear. This side of the road comprises pairs of brick built two storey dwellings of similar design and appearance. The site is located adjacent to a 'D' classified slip road accessed from Upper Shoreham Road to the north and an 'E' classified highway and public footway located directly to the west.

The proposal seeks planning permission for two storey extensions to the southerly rear and westerly side of the existing dwelling. To the western side the proposed extension would measure 1.9 metres in width and 10.3 metres in length and 8.7 metres in height at the highest point. The two storey extension to the western side would wrap round the southerly rear wall of the property, measuring 1.9 metres in depth from the existing rear elevation, 6.9 metres in width and 7.9 metres in height.

The proposed two storey rear extension would drop to a single storey extension measuring 3.9 metres high directly adjacent to the easterly attached neighbouring property. The extensions would incorporate brickwork to the lower ground floor level and tile hanging on the first floor external elevations to match the existing dwelling. The pitched roofs on the extensions would incorporate concrete roof tiles to match the existing property.

The submitted plans show that a new vehicular access would be formed from the site to the slip road to the north. As the access would be formed onto the 'D' classified slip road and not Upper Shoreham Road planning permission would not be required for this part of the proposal.

Relevant Planning History: None relevant

Consultations:

Highways England have raised no concerns in relation to this proposal.

Representations:

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

The Submission Adur Local Plan 2016 has been submitted to the Secretary of State and therefore the policies contained within it have assumed a degree of weight as a material consideration in the determination of planning applications. Policy 15 is considered relevant to the consideration of this application.

Planning Assessment

Principle

Saved policy AH7 of the Adur Local Plan requires extensions to existing dwelling houses to be designed to be sympathetic to both the original dwelling and area in general.

The Council's SPG Development Control Standard 3: 'Extensions and Alterations to Dwellings' gives further guidance in relation to proposed side extensions specifying that they should be designed to closely match the existing dwelling with a setback of ideally 1 metre from the front of the dwelling and a roof to match the existing property. The SPG specifies that very wide side extensions should be avoided as they would usually be out of scale with the existing dwelling and spoil its proportions.

The principle of an extension to an existing residential property is acceptable; however in this case it would be subject to the proposed extension having no adverse impact on the visual amenities of the area and the amenities of nearby neighbouring residential occupiers.

Visual Amenity

The application property comprises one of the end properties within a row of semi-detached dwellings and the spacing created by the highway and footway to the west enables wider views of the westerly side and rear of the property from the road to the north. The proposed side extension would comprise a relatively shallow width of 1.9 metres and would extend 10.3 metres in length and 8.7 metres in height. The proposed side extension would wrap round the rear of the property with a lower pitched roof measuring 7.9 metres in height.

When viewed from the roads to the north and west the proposed side/rear extension would comprise a relatively lengthy addition, however the proposed extension would incorporate a narrow width and be set down from the original ridge line of the property. The proposed extension would also be set back 10 metres from Upper Shoreham Road and would not appear particularly

prominent when viewed in the context of the more modern development of two storey properties on the northern side of Upper Shoreham Road which are located much closer to the road. A distance of 1 metre would be located between the proposed two storey side extension and the western boundary fence at the front which would provide a degree of separation from the western side boundary of the site.

The front elevation of the extension incorporates a new entrance door in the narrow ground floor elevation and a blank tiled wall at the first floor level which does not relate particularly sympathetically with other fenestration on the frontage of the dwelling. However, it is considered that a narrow first floor window on the front elevation may appear cluttered on this narrow frontage.

To the rear the proposed two storey extension would drop to a lower single storey extension directly adjacent to the easterly attached neighbouring property. The narrow proportion of the single storey extension to the rear and relationship between the pitched roof of the two storey extension and lower mono-pitched roof appears somewhat awkward in terms of design. However, as this section of the extension is single storey and located towards the rear of the property it is predominantly screened by the existing boundary fencing and would not adversely affect the visual amenities of the area.

On balance and taking the above matters into account it is considered that the proposed two storey extensions would not have a seriously harmful impact on the visual amenities of the area.

Residential amenity

The neighbouring occupiers that would be most affected by the proposed extension are located to the east 137 Upper Shoreham Road and to the west, 141 Upper Shoreham Road. To the south the proposed extensions would be well distanced to the neighbouring properties 39 and 41 Buci Crescent by the lengthy rear garden serving the application property.

The proposed two storey rear extension would extend similarly in depth to the single storey extension to the rear of the easterly neighbouring property. The impact of the proposed first floor element of the rear extension to the easterly neighbouring property has been mitigated by setting it in approximately 2.4 metres from the nearest first floor rear window on the attached neighbouring property. The rear extension has also been designed with a lower pitched roof which would slope away from the easterly neighbouring property. Taking this into account it is considered that the proposed rear extension would cause no harmful loss of light to the occupiers of the easterly neighbouring property.

To the west, the proposed side extension would be distanced to the westerly neighbouring property by the highway and approximately 6 metres. At this distance it is considered that the proposed first floor hallway window in the western side elevation of the proposed extension would not cause any harmful loss of amenity to the occupiers in the westerly neighbouring property.

Recommendation

APPROVE subject to the following conditions

1. Approved Plans
2. Standard 3 Year Time Limit
3. Matching Materials
4. No windows (eastern elevation)

Informative

Proactive Statement –Approval (no amendments)

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

Case Officer: Rebecca Tier Date: 21.03.2017

Authorised by: Jo Morin Date: 21.03.2017