Development Management - Delegated Officer Report

Application Number: AWDM/1948/17 Recommendation – APPROVE

Site: 19 Anchor Close, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension (retrospective).

Date of site visit: 12.02.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a three storey, town house, terrace within a row of similar properties on the north of Shoreham Beach. The dwelling has a small rear garden with garage forming the rear boundary.

A single storey extension with monopitch roof, 3 metres in depth the full width of the property has been constructed. It is weather proof and the internal finishes are complete. The applicant commenced the extension under under the property's permitted development rights. However, the materials to be used for the external finish do not match that of the existing building and the works therefore consequently do not constitute permitted development.

The applicant has not completed the external finishes of the building. Cedar weather boarding is proposed, as shown on an example photo submitted with the application. A sedum roof is also proposed, details of which have been submitted by the contractors. They give details of the method and visual appearance of the material and the external depth of the roof covering.

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 acceptable in terms of its scale and how it relates to the existing building. Although the materials and design differ from the traditional form and finish of the town house the contemporary design and use of materials would not give rise to concern here. There would be no justification for a refusal on these grounds. The extension is visible from neighbouring properties, yet although the roof may be seen from Anchor Close to the south it is not overly prominent. The extension is set adjacent to a similar scaled more traditional style extension with matching materials and a conservatory style extension is also visible in close proximity to the site. The extension differs in design and appearance but, despite this variation, there is no concern that this will be to the detriment of the street scene or the character of the locality in general.

Details of the finishes proposed have been submitted and are conditioned below.

Residential amenity

The extension is 3 metres in depth and is adjacent to the boundary on either side. In this case the plots are narrow and there may be some loss of light here. However, due to the limited, reasonable depth there would be no justification for refusal and any loss of light is not significant. The dwelling to the east has an existing extension to the same depth and both neighbouring dwellings enjoy a full southerly rear aspect. The Development Management Standards refers to extensions of 3.5m depth as being acceptable on properties of this type. At 3 metres this extension complies with the standards.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. The external materials and finishes of the development hereby permitted shall be completed in accordance with the submitted details. The cedar cladding shall match that shown in the example photograph submitted with the application received 3rd January 2018. The sedum roof is to be installed in accordance with details contained in email received 12th February 2018. Work shall be carried out in accordance with such details and shall remain unless alternative details are approved in writing by the Local Planning Authority.

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

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.

PFA

Precautionary contamination

Case Officer: Hannah Barker Date: 19th February 2018

Authorised by: Peter Barnett Date: 19 February 2018