Development Management - Delegated Officer Report

Application Number: AWDM/1402/16 Recommendation – Approve

Site: 42 Brighton Road, Shoreham-By-Sea

Proposal: Replace existing porch and balcony with 2-storey front extension to south elevation. Part single and part 2-storey rear extension to north elevation.

Date of site visit: 30 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling located on Brighton Road opposite Kingston Beach. It has a gable/bay feature at the front and a two storey flat roofed front extension containing a porch and internal balcony. At the rear it is L-shaped with a deep recess. It is proposed to construct a part two storey/part single storey extension measuring 8. 2m deep in total (2 storey element is 4.9m deep). It will project to the same depth as the existing rearmost part of the house. The extension will be flat roofed but, following the submission of amended plans, it will have a false pitch.

At the front, the existing gable and two storey extension are to be removed and replaced with a new two storey extension, 0.7m deep, which will square off the front of the building with a hipped roof. The external walls are to be rendered.

Relevant site history

None

Consultations

Southern Water – Usual informatives requested

Representations

None received

Relevant Planning Policies

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 (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 rear extension will not be visible from the street but will be visible from the railway line. The design of the extension has been improved by adding a false pitch which helps to maintain the appearance of a matching eaves height. While large, the extension is not considered to be out of character or scale with the existing house.

The front alterations will result in a simpler, plainer elevation but it is not considered that sufficient visual harm will arise to warrant refusal of the application.

Residential amenity

The front extension replaces the existing front extension and will not cause harm to neighbouring amenity.

The rear extension will abut a two storey and single storey extension on the adjoining property. While the two storey extension will project beyond the two storey part of the neighbouring property, the extent of the projection at 1.2m is not considered to be sufficient to cause harm to the light or outlook of those occupiers. The single storey extension will project a similar distance past the adjoining equivalent extension and will not cause harm for the same reason.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 4 November 2016

Authorised by: Gary Peck Date: 4 November 2016