Development Control – Delegated Officer Report

Application Number: AWDM/1065/18 Recommendation – APPROVE

Site: 37 The Drive, Shoreham-by-Sea, BN43 5GD

Proposal: Single storey side extension to north elevation attaching to existing rear extension.

Date of site visit: 06.09.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a 2 storey detached residential dwelling positioned at an angle from the other dwellings in the street, and situated on the west side of The Drive. It has a high, steep pitched roof. No. 37 is at the point when the street forms a layby section comprising some 10 houses. At the end of the layby section, where it re-joins The Drive, there is another detached house, no. 55, set at an angle and of a very similar design to the application site. This property has constructed a flat roof extension to the boundary with no. 57.

No. 39 sides onto the application site, and has a long dormer window directly overlooking no.37 with 3no. windows. 2no. of the rooms within the dormer are small and appear to be w.c. or shower and have obscure glazing, the third window appears to be to a bedroom. (Like no. 39, no. 57 has a side dormer directly overlooking its neighbour)

The street comprises predominantly 2 storey dwellings of detached and semi-detached form.

The plot to which it is proposed to be position is on the northwest side of no. 37 within a triangular gap between the property and the boundary wall to no. 39. The boundary wall is some 2m high from the ground level at no. 39, but as no. 37 is on lower land than no. 39, the wall is some 2.5, high from ground level at no. 37

The application proposal is for a single storey flat roof extension positioned on the side of the dwelling to be very close to the boundary with no. 39. The extension is to provide a bedroom and an en-suite shower room. The extension will key into the existing flat roof rear extension, and have eaves tiling too.

The front section of the proposal will have a false pitched roof with its ridge being approx. 3m in height. It will be very narrow at the front point, being approx. 1.3m wide. It will progressively widen to become some 3.8m wide. The extension will be

set back approx. 300mm from the front of the dwelling and have a length of approx. 9.5m which is neigh on the full length of the existing dwelling,

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard No. 2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The proposal seeks to infill a triangular shaped plot on the northwest side of the site with a flat roof extension, in order to provide an en-suite bedroom. The front of the extension, as viewed from the road, is quite narrow, approx. 1.3m wide, which minimizes its impact onto the street scene. Although the extension will be viewed from the side as seen across the neighbours land and above the side boundary wall, as the proposal is on lower land than the neighbour the extension as viewed above the wall is a fragmented view. Thus the proposal will not take over the street view or have an overly dominant impact onto the neighbouring property.

Its counterpart no.55 The Drive has undertaken a single storey extension to the boundary with its neighbour on its widest gap, and on its narrow gap it has a raised brick/concrete form around the side gate, which is considered to have a similar impact onto the street as the front elevation of the proposal.

Indeed, there are other examples of side extensions to the boundary with its neighbour who themselves have side extensions. On balance therefore, the proposal will not be out of keeping with the character of the street.

Residential Amenity

The most affected by the proposal would be no. 39 The Drive, but even though the extension would be close to their boundary, as it is single storey and flat roofed, it would not result in overlooking or overshadowing to no. 39.

The proposal would not be readily viewed by the other neighbour at no. 35.

Other properties to the front and rear are both some 30m distant and thereby too far to be materially affected.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials in accordance with app. forms

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 26.09.2018

Authorised by: Peter Barnett Date: 26 September 2018