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Development Management - Delegated Officer Report

Application Number: AWDM/0625/24 Recommendation – Grant

Site: 136 Brighton Road, Shoreham

Proposal: Roof extension involving gabled side roofs and extension over rear flat roof addition in cedar cladding finish to form second floor for use as annexe with enclosed second floor south facing balcony and external stair access to East side.

Date of site visit: 7/6

Neighbours checked: Y

Additional neighbour notifications: Re-notification with revised description.

Proposal, Site and Surroundings

The application site is a detached house on the south side of Brighton Road with different rear garden levels down to Widewater's edge. It has a strong front gable finished in horizontal cladding and is otherwise rendered under a tiled roof. It has the appearance of three floors at the front including two garages at ground floor. At the rear is a single storey extension and the existing drawings shows a balcony from the upper floor French door though there was no railing on site at time of visit.

On the west side is stepped access to the raised rear garden. The east side is more generous to the shared boundary and includes the property's main entrance and a store.

The building is currently one of 7 properties built together though many of them have undergone change particularly at roof level and with side extensions. Brighton Road as a whole has evolved into a variety of dwelling styles of differing scales and design and often with the use of contemporary materials. The dwelling to the west has been substantially altered at roof level and has a rear ground floor addition. It is believed to be two flats. The property to the east No. 138 has a rear extension and rear roof terrace. Last year planning permission was granted to raise its ridge and create a full second floor together with a new entrance lobby on the east side and south facing balconies, AWDM/1137/23 refers. This permission has not been implemented.

The site is not in a conservation area and is not a listed building.

The site sits within flood zones 2 and 3a and the end of the garden is known to be at intermediate risk from surface water flooding. A completed Standing Advice form has been received.

Permission is sought to gable the side roof areas from a third of the way back from the road and to extend over the ground floor rear extension to create a

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full second floor to create a one bedroom annex. The gables would be finished in timber and this timber would extend 1.5 metres beyond the rear wall of the house to create a flared enclosure to the new second floor terrace and the existing one at first floor. In addition an external staircase is proposed to the second floor on the east side though internal access is to be maintained also (there is a long narrow loft room at present).

Relevant Planning History

None.

Consultations

Council's Drainage Advisor WSP: Approve.

Health: *There are no EH objections in principle, but we will need an acoustic assessment and scheme to protect the new living accommodation against traffic noise from the A259. A condition will suffice.*

Highways:

Summary

The proposal seeks a second-floor extension to create an annexe for a dependent family member. The site is located on Brighton Road, an A classified road subject to 30mph speed restrictions. A double garage space is present on the ground floor aspect of the dwelling and there are no proposed changes to the existing parking practices.

Access and Parking

The proposed annexe would create the requirement for an additional single vehicular parking space, the overall parking provision required therefore for the property as a whole amount to three parking spaces. The current parking provisions of 2 x garage spaces count for .5 of a parking provision each, furthermore the garage dimensions currently do not meet WSCC requirements for a garage which should be a minimum of 6m x 6m to accommodate two average sized vehicles and allow space for cycle parking. It is unclear from the information submitted whether these spaces are currently in use by residents of the property.

On- street parking is a practice within Brighton Road, with designated parking bays outlining locations on the highway where it is safe to do so. The LHA are unaware currently of any existing concerns with this practice and if there are capacity concerns with on street parking in the locality. It is considered however that a potential single additional vehicle would not be anticipated to give rise to a material change in this practice.

Sustainability

Brighton Road is served with regular bus services which offer alternative travel means to Brighton, Worthing, Goring by Sea and Littlehampton. Cycle parking can be accommodated within the associated garages which also offers an alternative to the use of a car. Lancing railway station is a 6minute cycle from the site and Shoreham by Sea a 9minute cycle.

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Conclusion
The Local Highway Authority does not consider that the proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.'

Southern Water:
'Application for connection to the foul sewer required. Surface water to be discharged in accordance with H3 of the Building Regulations.
A public sewer may cross the site – informative required.'

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 9, 15, 18, 20, 34, 35 and 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

Both neighbouring properties have ground floor rear extensions. The roof extension will largely line through with the rear wall of No. 134 and the extended rear wall of No.138. The screen wall beyond the extension will project further out but at only 1.5 metres in depth and off both boundaries; no significant harm will occur.

The east side staircase will allow overlooking of first floor side windows at No.138 but these are secondary bedroom and kitchen/diner windows with blinds. There is also intervisibility between the site's side kitchen window and the kitchen window at 138 as well as mutual overlooking of the rear gardens from respective windows and terraces. Overlooking will not be excessive.

Brighton Road has been identified by DEFRA as an area severely affected by traffic noise and an acoustic report has not been provided to demonstrate that the new annexe will be protected from noise. A suitable condition in accordance with advice from Health colleagues is therefore recommended.

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Visual amenity

This is an unusual extension. However, it is a balanced roof extension in a modern contrasting material and as a consequence more successful than some of the box dormers added to these properties. It will radically alter the appearance of the house but Brighton Road has seen considerable change in the recent past and this is another example of a radical upgrade.

It will not be harmful to visual amenity.

Highways

The Highway Authority does not object to the development.

Flood Risk

The Council's drainage consultant is content with the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows
5. Details of acoustic report
6. Ancillary only

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

1. 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.
2. SW connection
3. SW sewer maybe on site

Case Officer:	MOK	Date: 28/6/24
Authorised by:	Peter Barnett	Date: 2 July 2024