Development Management - Delegated Officer Report

Application Number: AWDM/0681/22 Recommendation – APPROVE

Site: 12 Annington Gardens, Shoreham-By-Sea, West Sussex

Proposal: Proposed rear and front single storey extensions

Date of site visit: 7th June 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling house within a cul de sac of similar properties. There is as existing a flat roof, single storey projection to the front which would have originally been the integral garage and main entrance alongside. The garage has been converted to a gym and a window replaces the original garage door which is replicated in adjacent properties. Consent is sought in this case to infill the section to the side of the front projection and to add a pitched roof uniform to the full width of the property frontage. This extension will enlarge the existing sitting room to the front.

To the rear as existing is a single storey pitched roof extension which is not the full width of the house, in this case again an infill extension is proposed with new gable roof the full width of the dwelling house. The extension will be no greater in depth than existing at 3.8 metres.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The front extension will be clearly visible within the street scene, the scale of development and change to the roof design are considered to be acceptable in this case. There is an original pattern of development with flat roof front garage projections. Many garages have been converted and this varies the appearance of the buildings. There are also other dwellings within the cul de sac with full width front projections and pitched roof design. This change is not considered to be detrimental to the character and appearance of the existing building or street scene.

The rear extension is modest in scale and is no deeper than the existing rear addition; it is subservient to the main dwelling and the design complements the existing building.

Residential amenity

The front extension will be adjacent to the neighbouring property where there is a single storey extension adjacent. The application site is at a higher ground level. At a limited depth of 2.3 metres it is, on balance, not considered that this will result in any significant adverse impact in terms of loss of light or overbearing impact, the window also faces south.

The rear extension infill is adjacent to the same neighbouring property. The neighbouring side extension continues to the rear and wraps around and the proposed infill will be adjacent to this side elevation with the boundary fence in between. The application site is however at a higher ground level. A high level window is proposed on this side elevation which is shown to be clearly glazed. A condition is attached to ensure that this window is a minimum of 1.7 metres above finished floor level to avoid any potential to overlook. Therefore no overlooking, loss of light or overbearing impact will occur in this case which would warrant a refusal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. The high level window on the west elevation of the rear extension shall be a minimum of 1.7 metres above internal finished floor level to avoid any overlook to the adjacent property. No additional side windows.

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.

Case Officer: Hannah Barker Date: 7th June 2022

Authorised by: Peter Barnett Date: 7 June 2022