Development Management - Delegated Officer Report

Application Number: AWDM/1795/20 Recommendation – APPROVE

Site: 4 Mansell Road, Shoreham-By-Sea, West Sussex

Proposal: Rear and side single storey extension, cladding to rear elevation and dormer, front roof light (Resubmission of AWDM/1210/20)

Date of site visit: No site visit use of Google maps and photographs

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi-detached two storey dwelling house with rooms in the roof. There is a large, rear flat roof dormer and front roof lights. The building is of traditional brick and tile construction. There are other similar semi-detached and terraced dwellings within the surrounding area with render, tile hanging and brick being the main materials.

There is an existing out building to the side of the building which will be removed. Also to the east is an electricity substation building. Beyond this are the rear/side boundaries of the adjacent dwellings. To the west is an attached semi-detached dwelling.

Consent was originally granted under AWDM/1210/20 to add a rear and side, flat roof, single storey extension and to clad the existing rear dormer and first floor rear elevation and part of the extension with composite timber cladding and to add an additional front roof light. Amended plans were submitted as it was considered that the extension adjacent to the boundary of the attached dwelling could not be supported as it resulted in the adjacent window being in a deep recess due to the existing conservatory adjacent. The extension also exceeded the 3.5 metres as recommended in Development Management Standard no. 2. The amended plans showed the extension limited to 3 metres adjacent to the boundary and then set in by 1.25 metres with an additional 2.6 metre deep extension beyond. The extension then wrapped around the east side of the building with a narrow side extension. The side out building was to be removed to allow for the proposed extension.

Since this application was permitted the neighbouring occupiers have removed the conservatory and erected an extension which abuts the boundary of the application site. This is 2.7 metres in depth. The applicant's have therefore submitted this amendment to the previous approval to show the extension as originally submitted at 5.2 metres in depth the full width of the extension.

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 (February 2019)

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.

The previous approval considered the impact of the extension with the step in from the boundary. This step in is now removed and the impact of this additional depth is for consideration here. The assessment of the development other than this remains as previously considered.

Visual amenity

The extension extends to the side of the house and is therefore visible within the street scene, brick work will match existing when viewed from the street and the extension is set back toward the rear of the building. The front roof light is also a change visible within the street scene. Both are modest alterations and within the context of the existing dwelling, the street and the surrounding locality it is not considered that these alterations will have any adverse impact.

The use of cladding to the rear of the building including the rear dormer, rear of the first floor and part of the rear extension will be a significant visual change to the existing brick and tile finish of the existing building. Although the introduction of this new material is to the rear elevation the cladding to the first floor and existing dormer will be visible within the surrounding area. However, this impact is limited and would not justify the resistance of such a change in this case. There are examples of tile hanging, render and brick within this locality this cladding would introduce a complementary addition and being to the rear only will not be prominent.

Residential amenity

As stated above the set in from the boundary is not longer required as the adjacent window is no longer in a recess and the neighbouring property has been extended. The proposed extension projects 2.6 metres beyond the extension at the attached dwelling. Although this does result in a large extension 5.2 metres in total depth, on balance the neighbour impact is limited due to their existing extension.

The impact on the other adjacent properties remains as previously considered and is set out below and the attached conditions remain the same as those previously.

To the east there is an electricity substation building directly adjacent, space will remain between this and the side of the new extension for access to the rear of the dwelling. To the east is the rear of no. 2 Mansell Road and 37 Williams Road (an attached pair.) There is a conservatory to the east near to the boundary at no. 2 Mansell Road. However the extension will be largely screened by the existing substation building and being single storey any impact upon this adjacent conservatory is limited. It is considered, on balance that the proposed side extension with flat roof will have little impact here in terms of loss of light and overbearing impact. The impact will be no greater than is currently the case with the house itself.

The garden at no. 37 Williams Road is more substantial and there is a depth of 16 metres between the rear of the dwelling and the proposed extension. It is therefore considered that there will be no adverse impact here due to the limited height at single storey level. Any new openings are also restricted by condition set out below.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing and timber composite cladding as approved drawings.
4. No additional windows on the east or west elevation of the extension. The window on the east shall be obscurely glazed and non openable unless above 1.7 metres finished floor level.

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

1. Proactive without amendments

Case Officer: Hannah Barker Date: 30th November 2020

Authorised by: Peter Barnett Date: 30 November 2020