Development Management - Delegated Officer Report

Application Number: AWDM/2073/21 Recommendation – APPROVE

Site: 60 Hawkins Crescent, Shoreham-by-Sea, BN43 6TP

Proposal: Single storey side extension in front of garage (garage to be converted to habitable accommodation). Application to vary condition 1 of previously approved AWDM/0690/21. Amendment: enlarged roof height (max 200mm) and removal of existing timber cedar cladding

Date of site visit: 26.05.2021: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the east side of Hawkins Crescent, and is a detached, white painted rendered bungalow with dormers in its side roofslopes, and a single storey flat roof extension on its south elevation. The property is on rising land from the street, with neighbouring properties being on rising land from the application site also.

The front amenity area is hardsurfaced and there is a vehicular access and drive to the north side of the property. An existing garage is located at the end of the drive and is positioned very close to the side boundary with no. 58 Hawkins Crescent. Currently double timber gates close the driveway off, which are level with the front elevation.

The street scene comprises predominantly detached bungalows on the east side of the road for the first stretch of Hawkins Crescent from the south, and then there are mainly semi-detached bungalows. Many of the properties have rear extensions and/or dormer extensions. The detached bungalows tend to have garages to the north side of their dwellings some having been extended forward and to the sides

Opposite the application site is a school, and to the rear and side of the school is the car parking area for the Holmbush Shopping Centre containing Tesco and Marks and Spencer.

Proposal:

The application seeks permission to convert and to extend the existing garage by some 8m x 2.709m x 3.2m high, with the resultant building being linked into the main dwelling.

There will be 2no. rooflights, 1no. in the existing garage section, (which will also have a slight increase in height due to the building Regulations requirement) and 1no. in the new extension section; and a door and a window in the front elevation.

Representations: None received

Consultations: None

Relevant History:

AWDM/0690/21 Single storey side extension in front of garage (garage to be converted to habitable accommodation) **Approved 07.06.2021**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual Amenity

The proposed extension of the garage would end some 4.4m back from the front elevation of the dwelling and thereby will be subservient to the host dwelling. The height of both the existing garage and the proposed front extension will be raised from what was previously approved under AWDM/0690/21, with the height measured from the front elevation being approx. 3.2m in height. The topography of the land is lower to the front of the extension but higher to the back of the existing former garage. The roofs of both the structures will be level with one another.

The roof height will be higher than the eaves of the main dwelling, but it is not considered to be inappropriate to its surroundings, indeed the existing garage roof is higher than the eaves of the bungalow itself. No. 52 to the north has extended their garage to be level with the front elevation and it appears to have been widened also. They have positioned a false pitch roof to the front elevation and it has a flat roof behind. In summary, it is not considered that the garage extension will be out of character with the street scene.

Visually, the change from the external cedar cladding to render would be appropriate in this location as it would match the existing bungalow.

Residential Amenity

The neighbouring property no. 58 Hawkins Crescent would be the most affected by the proposal, however it will be set off the side boundary by approx. 250mm which would allow for guttering. The side elevation of no. 58 is approx. 1.6m from the boundary and there are no windows in this side elevation or the proposal. A condition preventing windows from being installed within this elevation without applying to the LPA would be appropriate.

No. 58 has a rear window and a rear conservatory type extension, which is positioned at the side of the proposed garage extension. It is considered that the proposal relating to the increase in roof height of the previously approved side structures, would not result in any material loss of residential amenities to no. 58

Recommendation:

Approve:
Subject to Condition(s):-

1. Approved plans
2. The development hereby permitted shall be begun before 7 June 2024
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.01.2022

Authorised by: Peter Barnett Date: 14 January 2022