Development Management – Delegated Officer Report

Application Number: AWDM/0863/22 Recommendation: APPROVE

Site: 69 Buckingham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey front extension with new entrance canopy. Conversion of garage to study. First floor side extension (south) and single storey rear extension. Vertical timber cladding to front elevation.

Date of Site Visit: 28th June 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling house of simplistic design on the west side of Buckingham Road, north of Shoreham town centre. The property is set back from the road with a driveway to the front with integral flat roof garage attached to the side

Consent is sought for a single storey front extension to the front of the existing garage and adjacent room with an open entrance canopy along the front of the property. The garage is to be converted to a study and the single storey projection will have a flat roof with a lantern above The plans show the bricks to be contrasting to existing and the applicant's agent has confirmed that graphite black bricks or similar will be used. The north side elevation of the entrance canopy is to be grey pressed aluminium which will continue along the flat roof, the recessed section will be clad with vertical timber cladding. It will be 1.8 metres in depth.

At the rear section of the existing side single storey flat roof addition a first floor extension is proposed with a low level hipped roof to match the existing roof pitch. Also proposed is a single storey rear extension, a flat roof extension incorporating a glazed link in the style and use of materials to match existing. Amended plans have been received showing the single storey rear extension reduced in depth by 0.4 metres to 4.7 metres and reduced in height as the extension being 5.1 metres in depth as originally submitted and up to the height of the cill of the first floor windows was considered to be overly large. The adjacent detached property to the north is close to the boundary and set closer to the road so the extension as originally submitted was considered to be oppressive upon the neighbouring occupiers. The plans as amended are for consideration here.

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 ground floor extension and the side first floor addition will be clearly visible within the street scene. The proposed ground floor additions do not project far to the front however the changes to the materials and variation proposed will have a striking impact upon the street scene. The use of contrasting brick work to the ground floor, aluminium panel and roof, timber cladding and black crittal windows will change the character and appearance of the building. It is however considered that this will be acceptable and add to the variation of property styles along Buckingham Road. It will also add interest to the existing simplistic building. The first floor addition will be finished in materials to match existing and the roof form is in keeping and subservient to the main dwelling as are the ground floor additions which are modest in scale. The building line is varied along the street and the projection forward does not harm the street scene.

The rear extension will not be visible and as amended is reduced in depth and height and represents a subordinate addition to the detached dwelling house. This will be built in materials to match existing.

Residential amenity

The main properties to be affected are those either side of the site, to the north and south. To the north is a detached dwelling which does not project as far to the rear as the application property; there is also only a limited gap between the buildings. It was considered that the rear extension as originally submitted at 5 metres in depth and with its unusually high roof would be overbearing to the rear of the neighbouring

dwelling. As amended and reduced in depth and height the extension is now considered to be acceptable and will not have any significant adverse impact in terms of loss of light or overbearing impact. There are no windows proposed on the north side of the extension and a condition is attached to ensure that no openings are created on the side elevations of any of the proposed extensions. The front extension due to its limited projection will have no adverse impact upon the occupiers of the property to the north. The first floor addition is to the south side of the building and is screened from this neighbour by the existing building.

To the south is a semi detached two storey dwelling, there is a detached garage to the side of the neighbouring house providing separation to the dwellings. This dwelling is also slightly closer to the highway than the application site. Due to the limited depth of the front extensions and the spacing between the properties there will be no impact upon the neighbour here. The first floor addition is adjacent to the boundary. However it is set back and lower in height than the main dwelling. There is a side window which is likely to be a landing, in any case it will not be detrimentally affected due to the relative position of the houses and the siting of the extension. The rear extension is on the north side of the rear elevation so will not impact upon the adjacent dwelling to the south.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with contrasting brick, timber cladding, crittal windows
4. No additional windows on the north or south elevation of the extensions

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 7th July 2022

Authorised by: Peter Barnett Date: 7 July 2022