# Development Management - Delegated Officer Report

**Application Number: AWDM/1639/21 Recommendation – APPROVE**

**Site: 5 Oxen Avenue, Shoreham-By-Sea, West Sussex**

**Proposal: Proposed side extension (to replace existing garage)**

**Date of site visit: 5th October 2021**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a two storey semi-detached dwelling within a street of some matching properties and other detached and semi-detached dwellings of varying styles. Purpose built flats are opposite the site.

As existing there is a single garage with flat roof attached to the side of the dwelling this is built up to the side boundary. Behind this is a void with a single storey side extension to the rear. Consent is sought to remove the garage and replace with a lean to side extension with roof lights also incorporating the void to the rear and attaching to the existing flat roof side/rear extension. Tiles, brick and render are proposed to match existing.

**Consultations**

**West Sussex County Council:** The **Highways Authority: -** The proposal will result in the loss of a single garage parking space for the existing dwelling. One parking space will be retained on the existing driveway. The LPA may wish consider the potential impacts of this proposal on on-street parking from an amenity point of view. The proposal is not anticipated to result in a material intensification of use of the site.

Conclusion
The LHA does not consider that this 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 111), and that there are no transport grounds to resist the proposal.

**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 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.

**Visual amenity**

The proposed side extension will be visible within the street scene. It is the same width as the existing garage, no closer to the highway and the roof is higher with the monopitch design and a window is proposed to the front elevation. It varies in appearance however it will remain a subservient addition and reflects a similar addition at the attached dwelling. Materials matching existing will allow the extension to match in character and appearance with the existing building. The infill section to the rear will not be visible from the highway.

**Residential amenity**

The main property to be affected is the chalet bungalow to the south. There is a narrow space to the side at the adjacent dwelling and there are ground and first floor windows facing the side of the existing building. These appear secondary and have little light and outlook as existing. The increased height of the roof and infill section although forming a more bulky development than currently exists will not give rise to a significant loss of light or overbearing impact in this case in relation to the existing impact. No windows are proposed on the side elevation other than the roof lights. Due to the angle of the roof lights and the secondary nature of the adjacent windows it is not considered that there would be any requirement to obscurely glazed the roof lights this would be the choice of the applicant. The proposed extension is considered acceptable in terms of residential amenity. The existing drive in front of the extension will be retained for a parking space which is considered to be adequate.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the south elevation of the extension.

**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: 5th October 2021

Authorised by: Peter Barnett Date: 5 October 2021