Development Management - Delegated Officer Report

Application Number: AWDM/1605/21 Recommendation – APPROVE

Site: 56 Park Avenue, Shoreham-By-Sea

Proposal: First floor side extension to north elevation

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 property in a street of semi-detached and detached two storey dwellings and there are some bungalows. The design and appearance of the buildings varies along the street.

There is an attached flat roof garage to the side with extension to the rear of the property wrapping around to a single storey flat roof rear extension across the back. Consent is sought for a first floor extension above the garage along the side of the building projecting to the rear in line with the existing rear extension. White render is proposed to the first floor of the existing building and the proposed extension will match this. Roof tiles to match existing will be used. Two bedrooms and a shower room are proposed at first floor.

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 extension will be clearly visible within the street scene. It is proposed to continue the roof in line with existing and the front of the extension will be flush with the existing garage at ground floor. The front section of the garage will become a garage store with playroom and utility behind in the existing floor space. White render is proposed at the first floor of the existing building, (excluding the front gable) continuing on the proposed extension to match.

Development Management Standard No. 2 advises that to be subservient to the main dwelling first floor extensions should be set down from the main ridge and set back from the front elevation. In this case the continuation of the ridge is considered to be acceptable as it gives a simplistic appearance to the building and although the first floor extension is in line with the front of the existing garage and adjacent building it is considered to be recessed and subservient due to it being set back from the front central gable design feature. Also there is more than 1 metre between the side elevation of the extension and the side boundary, giving a spacious appearance and setting to the building as extended. It is not considered that it will appear unduly dominant.

Residential amenity

The main properties to be affected are those either side of the site. To the north is no. 58 a detached two storey property. There is generous spacing between the properties and the proposed extension will not be overbearing or result in loss of light or privacy to the adjacent property. The side first floor window is obscurely glazed and a condition is attached to preclude any additional side windows from being inserted.

To the south the attached dwelling will be greatly screened by the main building. The rear projection will be visible and does have a window on the side facing toward the boundary of the attached neighbour. The applicant's agent has agreed to a condition to require this window to be obscurely glazed. There is outlook to this room to the rear so this will not impact upon the use of the bedroom. The distance to the boundary will remove any loss of light or overbearing impact to a large degree to the neighbouring property, any impact would not warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing with white render as shown on approved plans.
4. No additional windows on the north or south elevation of the extension
5. Window on the south elevation of the extension and north side of house to be obscurely glazed.

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: 12th October 2021
Authorised by:	Peter Barnett	Date: 12 October 2021