Development Management - Delegated Officer Report

Application Number: AWDM/1117/18 Recommendation – Approve

Site: 6 Rectory Close, Shoreham-By-Sea

Proposal: Remodelling of existing dwelling to include two-storey gabled end rear extension (north-east elevation) with composite cladding. Raising of ridge height to facilitate living accommodation at first floor level with dormer and roof lights to north-west elevation. Pitched roof over single-storey element to north-west. Pitched roof over existing extension to south-east elevation and provision of 3 roof lights. Dormer to front (south-west) and roof light. Demolish existing garage and front boundary wall to create additional off-road parking.

Date of site visit: 20 August 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow, one of three at the end of a cul-de-sac. There are two storey houses on the west side of the road. The property enjoys a large garden which is considerably wider at the rear (37m) than at the front (7m). There is a flat roofed extension on the south east side and a detached garage on the north west boundary. The bungalow is orientated SW-NE and faces obliquely towards Ashcroft, a line of bungalows in Kingston Lane close to the northern boundary of the site. 102 Kingston Lane, a two storey house with a number of windows facing the site, lies to the east.

It is proposed to demolish the garage and to remodel the bungalow by constructing a two storey extension at the rear measuring 6.4m deep and 12m wide, projecting beyond the NW side wall of the existing bungalow by 3.3m. The extension will have a gabled roof with floor to ceiling glazing at first floor. The overall ridge height of the property is to be raised by 1m, with a new pitched roof to be constructed over the existing ground floor extension on the south east side. New dormer windows are proposed on the north west side and front roofslopes. Finally, the existing dwarf brick walls at the front of the property are to be removed and the front garden hardsurfaced to provide off street parking.

Relevant site history

None

Consultations

None

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 2018)

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 extensions and alterations are quite substantial and will have a significant change on the scale and character of the dwelling. However, from the front the hipped roof form of the bungalow is retained with the main extensions set back at the rear. Due the narrow street frontage that the property has, the extensions are not likely to have a significant impact on the street scene of Rectory Close, particularly as there are more substantial houses to the west.

The rear gabled extension will give the property an overtly two storey appearance but the extension has low eaves and, being at the rear and within a large rear garden, it will not appear unduly harmful or overdeveloped.

The removal of the low wall on the frontage and the hardsurfacing of the front garden will have some visual impact but No.5 already has a large area of hardstanding at the front and the impact is not considered to be serious.

Residential amenity

The main extension at the rear is a reasonable distance from the site boundaries and is not considered to cause harm by way of loss of light or outlook. The new pitched roof over the extension on the south east side will bring additional bulk onto the boundary with No.7 but the roof is hipped on all sides to reduce any impact. It is also to the north of No.7 and that property has permission for its own extension and detached garage (AWDM/1555/17). It is not considered to be adversely affected.

No. 5 will benefit from the removal of the existing garage while the first floor dormer on the north west side serves a corridor and can be required to be obscure glazed by condition.

The large area of glazing to the first floor bedroom in the new rear gable will not face directly towards 102 Kingston L and will be 22m from the rear of the bungalows at Ashcroft. Those properties are screened by existing hedges and a closeboard fence with only roofs visible above the fence. No loss of privacy is anticipated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side dormer and rooflights.
5. Hardsurface to be permeable

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: Peter Barnett Date: 17 September 2018

Authorised by: Gary Peck Date: 17 September 2018