Development Control – Delegated Officer Report

Application Number: AWDM/1261/15 Recommendation – APPROVE

Site: 35 Williams Road Shoreham-By-Sea West Sussex BN43 6BP

Proposal: Single storey side/rear extension.

Date of site visit: 18.09.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property comprises a semi-detached house located within an estate of similar dwellings within a residential suburb of Shoreham. It consists of brick elevations under a pitched and gabled plain tiled roof.

The dwelling forms part of a composition together with its attached half, No.1 Mansell Road, on the corner of Williams Road with Mansell Road. The latter is sited at 90º to the application property facing onto the south side of Mansell Road. A similar composition exists on the opposite corner. There is a mix of rendered and brick-built dwellings in the street, and a mix of hipped and gabled roof forms. Unifying features include chimneys and canopy porches.

The proposal seeks planning permission for a single-storey side extension wrapping round the corner and partially extending across the rear. The side element would be 3.2m wide and 6m deep with a pitched and gabled roof 5.5m high. The wrap-around rear element would be marginally inset from the latter by 0.6m. It would be 4.4m deep and 7.55m wide with a part-pitched part flat-roof 3.3m high. A roof lantern (3m x 1.2m) would be positioned roughly in the centre of the flat-roof. The extension would be constructed in brick with a tiled roof, to match the existing.

A separate application for a Certificate of Lawfulness for a proposed rear dormer and front roof lights is currently pending (AWDM/1257/15 refers).

Relevant Planning History:

SU/133/04/TP 2-storey side and rear extensions. Approved 2004.

Consultations: A letter has been received from Southern Water together with a plan of the sewer records showing the approximate line of a public sewer within the site. An informative is recommended advising the applicant to discuss the matter further with Southern Water.

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
NPPG (CLG)

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves an enlargement to an existing dwelling within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

The application property is sited further forward (east) in its plot compared to the adjoining terrace to the south so that the existing south side elevation is fully exposed to public view within the street scene.

Despite not being ‘stepped back’ from the existing front elevation of the house, the scale and proportions of the proposed side extension would be in-keeping with, and subservient to the host dwelling. The pitched and gabled roof has been designed to match the main roof and of the dwelling and would appear as a harmonious element. The existing dwelling has a distinctive corbelled eaves detail which is a feature of the housing in this locality. An amended drawing has been received incorporating a similar feature on the south side of the pitched-roof element of the extension which will also help integrate its appearance with the host dwelling.

The ‘tiled skirt’ roof form of the rear element is less sympathetic to the appearance of the host dwelling but would not be prominent in the street scene views owing to its siting toward the rear, and position ‘stepped in’ from the south side.

Residential amenity

The properties most affected by the proposals are 1 Mansell Road and 33 Williams Road.

No.1 is sited at 90º to the application property with a 2-storey return extending approximately 3m west of the main rear elevation of No.35. Ground and first-floor windows in the south side of the latter face directly onto the site – the distance to the boundary varying owing to its angled alignment. There would be a distance of 4m between the north flank of the proposed extension and the ground-floor window in the south side of No.1. In the absence of inspection or representation from this neighbour it is unclear precisely what room this window serves (mostly likely a kitchen). The proposed extension will result in some over-shadowing and have some enclosing effect on the outlook from this window. However, regard should be given to the ‘fall back’ situation whereby a single-storey rear extension could be added to No.35 sited right up to the common boundary (within 1m of the window in question) as ‘permitted

development'. The 'tile skirt' design of the roof minimises it's 'bulk'. On balance, it is considered the effect on the rear outlook of No.1 would not be so oppressively overbearing or the effect on daylight to the room in question be so severe as to warrant refusal on residential amenity grounds.

The 2-storey EOT dwelling at No.33 Williams Road is sited to the south and west of the application property on a different building line and with a reasonably spacious gap separating the respective dwellings. No.33 has been enlarged by a hip-to-gable roof extension and a large rear dormer. Permission for a part single part 2-storey side extension lapsed without implementation in 20014 (AWDM/0665/11 refers).

There is one (kitchen) door opening proposed in the south side of the extension but this is positioned forward of the front of No.33 and would be result in any loss of privacy for the neighbours. Owing to the single-storey scale of the proposed extension there would be no other amenity implications for the occupiers of this dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Matching materials
4. The pitched roof element of the extension shall include a corbelled eaves to match the host dwelling as annotated on the approved drawing
5. No additional openings in north or south side walls

Informative

1. Proactive Statement – Amendment

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

Case Officer: Jo Morin Date: 14.10.2015

Authorised by: Gary Peck Date: 14 October 2015