Development Control – Delegated Officer Report

Application Number: AWDM/1883/17 Recommendation – APPROVE

Site: 12 Hebe Road, Shoreham-by-Sea, BN43 5WE

Proposal: Single storey rear extension to south elevation (conservatory to be demolished). Replace existing driveway gates onto West Street with new timber bifold gates.

Date of site visit: 22.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is an end of terrace, two storey dwelling and lies within the centre of Shoreham-by-Sea. The dwelling is on a corner site on the south side of Hebe Road and the west side of West Street. Approx. 50m south of the site is a railway viaduct. The near area around the site comprises predominantly terraced residential housing, mainly two storey, but three storey flats lie opposite the site.

The dwelling has a small rear garden approx. 10.5m from the rear of the existing conservatory, and at the back of the garden is a garage with vehicular access onto West Street. The access to the garage is gained through timber double gates off West Street.

The original submission was for a rear and side extension, but this has now been amended down to just a rear extension. This extension measures some 2.5m deep x 6.3m wide, being near to the full width of the dwelling. It will have a flat roof with 2no. roof lanterns within it and its height would be approx.2.9m (3.16 to the top of the lanterns)

The rear extension as shown on the submitted plan is now permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

The application also includes the change from timber gates to access the rear garage to bifold gates. The gates will be the same height as the existing fencing i.e. 1.8m (although advised that they may need to be slightly raised above ground level by approx. 225mm in order to clear the ground).

Relevant Planning History: None

Consultations:
WSCC Highways

"The proposed seeks a single storey side and rear extension to east and south elevations of 12 Hebe Road, Shoreham-by-Sea and to replace existing driveway gates onto West Street with new timber bifold gates.

Upon review of the plans the proposed represents betterment over the existing situation whereby the bi-fold opening mechanism of the replacement gates will allow for the provision a turn on site. This will allow for the opportunity for a parked vehicle to turn on site and leave in the forward gear, albeit with the use of a multi-point manoeuvre.

The Local Highway Authority does not consider that the proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal"

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 "Extensions and Alterations to Dwellings"
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The rear extension will be seen from the street over the side fence, but because of its height and length it is permitted development, and in any case is not considered to result in unacceptable visual harm to the character of the area.

The side bifold gates will not be too dissimilar to the existing timber gates, other than their means of opening. When opened, by having the gate doors all to one side, will allow the use of the land to the north of the gates to be used for the purposes of manoeuvring of the car inside the site, whereas previously the gate door would have blocked this access. This thereby will allow a car to turn within the site. WSCC Highways have raised no highway objection to the proposal.

Residential Amenity

The neighbouring contiguous properties are no. 11 Hebe Road, and no. 85 West Street.

No. 11 Hebe Road will see the side of the rear extension, which would be some 1m deeper than the existing rear extension. But given that it will have a flat roof, its

impact onto no. 11 would not result in a material loss of residential amenity. Further, this extension would be permitted development, as outlined above.

No. 11 would not really experience any real view of the replacement garage gates with bifold doors, and thereby they will not result in any harm to that neighbour.

No. 85 West Street will not readily view the rear extension and thereby will not be impacted by it. They will though be able to view the change from gates to bifold doors in the side fence. But given that they are timber bifold doors and of a similar height to the existing fence line, they are not considered to have an impact on this property, thereby there existing residential amenities are not considered to be compromised.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match existing

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 31.01.2018

Authorised by: Peter Barnett Date: 1 February 2018