Development Management - Delegated Officer Report

Application Number: **AWDM/1302/12** **Recommendation – APPROVE**

Site: **215 Upper Shoreham Road, Shoreham-By-Sea West Sussex**

Proposal: **First floor side extension**

Date of site visit: 30/10/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling located on the south side of Upper Shoreham Road close to Buckingham Park. Permission was granted in February this year to infill a recessed part of the building to the front bringing the front entrance flush with the rest of the front of the house. Also permitted was a single storey side and rear extension, both under AWDM/0132/12. These works have been completed.

The current application seeks permission for a first floor side extension above the existing flat roof single garage and study extension which are attached to the eastern side of the house. It will extend the full depth of the house, 8.2 metres and will be 2.8 metres wide in line with the existing side wall. It will have a half hipped roof which has a maximum height of 6.8 metres and will be 1.7 metres lower than the main ridge.

Relevant site history

Representations

No third party representations have been 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’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 extension is clearly visible within the street scene. It is considered to improve the appearance of the existing flat roof garage. It appears subservient to the main dwelling. This is due to its set down from the main ridge height and the front part of the roof hipping back allow the existing front gable to remain the most prominent feature of the building.

The materials to be used will match existing. The first floor extension is to be rendered with the continuation of the 'bellmouth' detailing at the base of the render. Exposed rafter feet are also proposed to match existing.

Residential amenity

It is not considered that the proposed extension will result in any adverse impact with regards to residential amenity. The main property to be affected is no. 213 to the east as no. 217 to the west is screened from the extension by the existing dwelling house. There is a landing and bathroom window on the side elevation of the neighbouring dwelling house there will be some loss of light to these windows as a result of the proposed extension however as these are not windows serving habitable rooms this impact is not such to warrant a refusal in this case.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. No windows or other openings in east side wall of the extension etc
4. The ground floor window on the eastern wall shall be fitted with obscure glazing at all times.
5. The roof light in the extension hereby permitted shall be fitted with obscure glazing and shall be non-openable except that part which is above 1.7 metres above the floor of the room in which the window is installed.
6. The bellmouth to the base of the render and the exposed rafter feet as detailed on Rev B of 'First Floor Side Extension' Received 14th December 2012 shall be replicated in the proposed extension to match that of the existing building.
7. Permission relates to approved plans:
   First Floor Side Extension Revision B Dec 12

Date Received: 14th December 2012
Block Plan
Date Received: 18th October 2012

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 17th December 2012

Authorised by: Jo Morin Date: 18 Dec 2012