Expiry Date - 17/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1327/23 Recommendation – APPROVE

Site: 26 The Martlets Shoreham-by-sea West Sussex BN43 5UN

Proposal: Proposed flat roof rear extension. Proposed pitched roof to garage in conjunction with garage conversion and front extension to form porch. Additional rooflight to north elevation and revised openings to south elevation

Date of site visit: 01/11/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated to the east side of The Martlets, occupying the rear plot of the cul-de-sac. The property is a detached two-storey household comprising facing brick elevations, a concrete tiled clipped-gable roof, and white UPVC openings. The property's garage projects a moderate distance forward of the front elevation to the south side and forms the south boundary of the property, backing onto the rear gardens of No. 7 and No. 9 Rosslyn Road. The property enjoys a plot size with a moderate front and rear garden space, similar to others along this side of The Martlets. The property has an individual style in what is a relatively diverse street scene in terms of properties form and design. Whilst the east side of The Martlets comprises uniform semi-detached two-storey households with the exception of the application property, properties to the west side comprise detached bungalows of differing forms, scales, and designs; No's 35 and 36 The Martlets are the more conspicuous examples of which have a contemporary appearance in the street scene and reflect the application property insofar that the roof forms match.

Proposal:

Permission is sought for the construction of a flat roof rear extension, a pitched roof to the existing garage in conjunction with the conversion of the garage which would incorporate a new front porch, along with the installation of an additional roof light to the northerly roof pitch and reconfiguration of the openings to the ground-floor south elevation. Matching materials are proposed.

The rear extension would project approximately 3.3m, span the entire width of the house (approximately 7.6m), and have a flat roof height of approximately 3m (3.45m to roof light level). Rear bi-fold doors and a window are proposed.

The garage projects at a depth of approximately 2.75m from the front of the property and has a width of 2.9m. This footprint is to be retained to accommodate a conversion into a study and utility. The roof height and form would change from approximately 2.6m flat to approximately 4.8m pitched, shallowing to an eaves level of 2.25m to the south side and 2.45m to the north side. The garages front door would be replaced with a window. The pitched roof would incorporate the proposed porch which would project from the centre of the front elevation adjacent the garage at a depth of approximately 1.8m and 1.9m off the side of garage. A front door and window to the porch is proposed along with a side (north) window. To the front of the porch would be an open section under pitched roof canopy.

A roof light would be installed to the northerly roof pitch to serve a study as a result of internal alterations at first-floor level. Other alterations to the property involve the installation of a new larger window in place of the existing door and window to the south side of the ground-floor which serve the kitchen. A high horizontal window would be installed further towards the rear of this elevation to the original house.

Representations: None.

Consultations:

WSCC Highways Authority:

The proposal seeks to extend the existing dwelling and convert the existing garage. The property is accessed via The Martlets, a residential cul-de-sac in Shoreham by Sea. The property has off street parking for approx. 2 vehicles, the application form outlines the parking provision is unaffected by the proposal, which indicates that the garage is not currently in use as a parking provision.

From measuring the plans submitted, the garage measures 2.3m x 5.8m which is below WSCC minimum dimensions for a garage to count towards a parking provision. To be considered a covered parking space the LHA would require dimensions of 3m x 6m. The proposal will generate additional habitable floor space and increase the number of habitable rooms by 2.

This would not be anticipated to materially change the parking demand however and it is anticipated that the existing parking provisions would be sufficient to serve the development.

Any additional car parking could be accommodated on street, which should not cause a nuisance or restrict the flow of traffic.

Conclusion
The LHA does not consider that the proposal would have a ‘severe’ impact on the operation of the highway network, therefore is not contrary to the National

Planning Policy Framework (para 111), and there are no known transport grounds to resist the proposal.

Relevant Planning History:

Permission for the application property (Detached Chalet Dwelling With Garage), under SU/158/98/TP/17653, was granted on 16 Nov 1998.

Permission granted for the aforementioned contemporary style detached chalets at No. 35 and No. 36 (construction of 2 x 3 bed chalet bungalows with associated landscaping and parking) under AWDM/0236/16, decision issued 08 Apr 2016.

Extensions of varying scales achieved at the properties to the south of the property to the north side of Rosslyn Road; No. 5 under AWDM/0320/19, No. 7 under AWDM/0867/12, No. 13 under AWDM/0983/13, and No. 15 under AWDM/2296/21.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (Revised September 2023)

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The front porch and pitched roof components of the proposal would result in a readily visible alteration to the street scene. Notwithstanding, this is not considered to be to the detriment of the street scene owing to the diverse nature of properties' forms, scales and designs. Moreover, the proposal would be situated to the rear of the cul-de-sac and would therefore not dominate views. The southerly roof plane would harmoniously align with the existing roof and the materials proposed would respect the character of the house and would actually reflect the form of the house more so than the existing utilitarian flat roof garage, which awkwardly projects forward of the house. The proposed pitched roof by virtue of its height and scale would increase the property's prominence but this would not be to an excessive degree; the ridge of the proposed pitched roof would still be at a significantly lesser height than the main ridge of the house (some approximately 2.35m) and would not

conceal or adversely affect the aesthetic of the clipped-gable feature to the front of the house. In view of the above, whilst there are notably no porches or front extensions to properties along The Martlets, the proposal, by virtue of its sympathetic form and siting within this context, particularly given the existing flat-roofed garage projection at the front of the property, would not be so harmful to visual amenity to justify refusal.

The proposed northerly roof light by virtue of its positioning towards the front of the roof slope would be visible to some areas of street scene, however, this would not result in material adverse impact to the street scene in view of its minor nature and presence of other more prominent roof lights and dormers (No. 35 and 36) which front the street scene. The proposed rear extension along with the other alterations to the property would be out of visual point to the street scene.

There are no visual amenity grounds to resist the proposal.

Residential Amenity

As previously identified, the porch and pitched roof would be constructed to the front of the house utilising the footprint of the garage and sited to the rear of the cul-de-sac. Whilst it would be a visible alteration when viewed from the front windows and gardens to those neighbours close-by along The Martlets together with the rear windows and gardens to those properties to the north side of Rosslyn Road by virtue of its increased scale and massing, it is considered that no material overbearing, overshadowing or overlooking would occur owing to its siting a sufficient distance from these neighbours amenities.

The rear extension would present a noticeable alteration when viewed from the rear windows and garden of the closest neighbour No. 24 The Martlets to the north, however, this would not be the detriment of this neighbour's amenity owing to the extension's acceptable scale in this context which would not compromise the existing gap to the shared boundary.

The proposed roof light to the northerly pitch would face towards the plain side wall of No. 24, alike with the established adjacent roof light. It would be installed at a comparatively lower level but no unneighbourly overlooking is anticipated to arise owing to its positioning further towards the front of the house and the outlook. The proposed new/ replacement openings to the ground-floor would face into the applicants own garden/ the streetscape and/ or would be situated a satisfactory distance from neighbours. Thus, no unneighbourly overlooking would occur.

The proposal would not result in material adverse harm to the residential amenities of surrounding neighbours.

Other

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In light of the comments made by WSCC Highways Authority, the proposal would not give rise to issues in relation to highways safety.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elevation Extension

Informatives:-

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.

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

Case Officer: Jason Albon Date: 16.11.2023

Authorised by: Peter Barnett Date: 16 November 2023