Development Management – Delegated Officer Report

Application Number: AWDM/1386/23 Recommendation: APPROVE

Site: 7 Thyme Close, Shoreham-By-Sea, West Sussex

Proposal: Two storey side extension, alterations to existing fenestration including grey windows and cedar timber cladding.

Date of Site Visit: 7th November 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached two storey dwelling within an estate of similar properties built in the 1970s. The buildings were originally constructed with flat roof garages and front storm shelters and tile hanging. The site is within a cul de sac with Upper Shoreham Road to the south. There is a flat roof garage to the side with a driveway to the front. The cul de sac comprises similar semi detached dwellings and the estate as a whole has a mixture of semi detached, detached and terraced dwellings of similar character.

Consent is sought here for the demolition of the garage and the erection of a two storey side extension. The extension is set back from the front of the dwelling and in line with the rear. Contemporary materials are to be used to change the appearance of the building with the new addition. Bricks and tiles are to match existing with grey windows and timber cedar cladding to front elevation. A wall is proposed to the side of the existing storm shelter.

Consultations

West Sussex County Council: The Highways Authority

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of movements to or from the site.

A single-bay garage will be lost as part of the proposals. However, the LHA notes that the existing garage does not meet Manual for Streets (MfS) specifications for a single-bay garage of 3m x 6m, and as such may be too small to accommodate a modern sized car. Therefore, the LHA would not consider the existing garage for

parking provision – it is not unreasonable for the LHA to assume it may be being used for other purposes, such as storage. Nevertheless, a driveway with provision for one car is to be retained.

Any displaced parking that may arise from the loss of the garage would have to be accommodated on-street. The LHA does not anticipate that the loss of a single garage would lead to a highway safety concern or parking capacity issue in this location. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

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 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension and changes to materials and appearance of the dwelling will be clearly visible within the street scene, both when viewed from the cul de sac and from Upper Shoreham Road to the south, when approaching from the east and west of the site. The extension is designed to be subservient to the main dwelling, being set back with a lower ridge height. It will be closer to the road than the existing building however it will be no closer than the existing two storey dwelling to the rear of the site to the east. Therefore in this case the siting can be supported.

The use of contemporary materials will not match the other, adjacent dwellings within the cul de sac. However, the desire to update the building's appearance would not cause harm here. It would add interest to the street scene and it is noted that elsewhere within the estate there are other examples of the use of contemporary materials such as cladding and changes to window frames and doors to give a

similar character. 2 Saffron Close AWDM/1081/21 has render and black window frames and within Saffron Close there are also examples of grey weather boarding. 10 Thyme Close also has weatherboarding to the front elevation. Therefore although the materials differ here it would not be possible to warrant a refusal in the light of the existing changes that have been made within the locality.

Residential amenity

Due to the position of the dwelling to the end of the cul de sac there are no dwellings to be directly impacted by the development, although it will be visible from many nearby properties. It will not result in a loss of light or overbearing impact in this case. There is no property directly opposite and to the rear there is in excess of 22 metres back to back and the impact is no more significant than the existing dwelling. There would be no loss of privacy in this case which would warrant a refusal.

Highways

The Highways Authority has referred to the loss of the garage and consider there to be no highway safety issues in this case. There is still off street parking at the application site and on street parking is available.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on plans

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: Hannah Barker Date: 16th November 2023

Authorised by: Peter Barnett Date: 16 November 2023