Development Management - Delegated Officer Report

Application Number: AWDM/1672/22 Recommendation – Approve

Site: 6 Ravensbourne Avenue, Shoreham-by-Sea

Proposal: Retrospective application for demolition of existing garage and construction of new attached single storey garage to south west. Proposed part pitched roof first floor extension and part flat roof single storey rear extension. Amended resubmission of AWDM/0023/22 to show increase in height of extensions.

Date of site visit: 1 November 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling on the corner of Ravensbourne Avenue and Ravensbourne Close. It has a part 'chalet-style' with low eaves and rooms in the roofspace served by front and rear dormers, but there is also a two storey gabled projection at the front. It has a flat roofed ground floor rear extension and a garage set at the end of the driveway to the side /rear of the house.

Permission was granted under reference AWDM/0023/22 for the demolition of the garage and construction of a new attached flat-roofed garage at the front, sitting alongside the two storey front projection.

A first floor extension was also approved at the rear over the existing ground floor extension with a new ground floor extension across the remainder of the rear of the house. The first floor extension has a gable similar to that at the front (with an obscure glazed side window).

The extension is almost complete and, following investigations from the Planning Enforcement team, it is evident that it has not been built fully in accordance with the approved plans.

The ground level slopes north-south and the differing ground levels have now been shown on the plans, resulting in a taller elevation than was shown originally. The ground floor extension has also increased in height slightly (by approximately 0.2m) and the eaves of the first floor extension are higher by about the same amount. The first floor extension is not taller overall however and continues to be level with the ridge, as approved. The garage has been built taller than approved and with no false pitch at the front.

This application seeks permission to regularise these amendments.

Relevant Planning History

As above.

Consultations

None

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 extension is large but the changes are relatively minor and do not have a material impact on the scale and appearance of the development. It is not considered that it over-dominates the existing property or has an adverse effect on the visual amenity of the locality or the streetscene.

The garage is set back from the front elevation and its flat roofed finish is considered to have an acceptable visual impact in the street scene.

Residential amenity

The neighbour to the south (No. 4) has expressed concerns about the changes and the scale of the extensions. Her property is on lower ground to the south. However, while the extensions are marginally more visible from her garden they do sit to the north and do not project further out into the garden than her property. There are no windows, other than a landing window, at No.4 and the extensions do not block light or outlook for No.4.

The extension includes a first floor side window which is obscure glazed to protect privacy. There is no additional overlooking arising from the increased height.

The extensions are set off the boundary with No.4 while the new garage sits alongside the existing garage at No.4.

It is considered that the amendments are acceptable in terms of their impact on the amenities of the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Obscure glaze first floor south side window

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: Peter Barnett Date: 10 November 2022

Authorised by: Gary Peck Date: 10 November 2022