# Development Management - Delegated Officer Report

**Application Number: AWDM/0862/16 Recommendation – Approve**

**Site: 7 Oxen Avenue, Shoreham-By-Sea**

**Proposal: Part two storey, part single storey rear extension; conversion of workshop at side to garden room with new front window and pitched roof; rooflights to front, side and rear elevation and replacement windows and doors. (7 and 7A Oxen Avenue).**

**Date of site visit: 23 June 2016**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to one half of a semi-detached building which is in use as two flats. It has a flat roofed rear extension on the north side of the property and it is proposed to construct a first floor extension over it to a depth of 2.8m. A ground floor rear extension is also proposed to infill the space between the existing rear extension and the boundary with the attached property to the south. It will measure 2.8m deep and 3.8m high with a mono pitched roof.

On the north side at the front of the property, an existing ground floor extension, shown as a workshop on the existing plans, is to be converted to a garden room for the first floor flat with a new mono pitched roof with side parapet and a new window on the front elevation. The area behind the extension is to become garden space for the first floor flat. A pedestrian access to the garden from the rear is to be formed along the northern boundary.

In addition, a Cabrio rooflight is proposed for the rear roofslope, with conventional rooflights proposed in the side and front roofslopes. The recessed entrance door to the ground floor flat is to be brought forward and the existing doors and windows are to be replaced.

**Relevant site history**

None

**Consultations**

**Southern Water:** Requests informative re. sewer connection

**Representations**

1 letter of objection received from the occupiers of 9 Oxen Avenue:

- Loss of sunlight to garden/patio eating area
- Rest of garden is shaded by existing trees in site
- Clear glazed windows proposed to side will cause overlooking and loss of privacy
- Existing windows are leaded lights and should be replaced with matching windows

**Relevant Planning Policies**

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats'; No.3 'Extensions and Alterations to Dwellings'; No.4 'Flat Conversions' 'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
National Planning Policy Framework (March 2012)

**Planning Assessment**

**Principle**

The proposal comprises upgrading 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 extensions are all considered to be of an appropriate scale and will respect the character and appearance of the existing building. The two storey rear extension will match the scale of an existing similar extension at the attached property, and will have a pitched roof which will result in a better appearance.

The alterations to the doors and windows are considered to be acceptable. The existing building, and its attached neighbour, has leaded windows and it was originally proposed to replace these with plain UPVC windows. Amended plans have since been received showing the use of UPVC windows with diamond shaped lead strips to match the existing style.

**Residential amenity**

The main neighbour affected by the proposed extensions is to the north at No.9. It has a rear patio area adjacent to the boundary with No.7/7A which will be affected to some extent by the proposed first floor rear extension. However, the extension will have a relatively low ridge height and will be set off the boundary by 2.35m. It will be south west of the neighbouring property and the neighbour is concerned that it would cause a loss of sunlight, exacerbated by the presence of tall trees along the rest of the boundary. However, the proposals include removing the trees to enable a pedestrian access to be formed to the rear garden of the first floor flat. It is considered that the removal of the trees will improve the amount of light and sunlight to

the garden of No.9 and, on balance, it is not considered that the extent of light loss to the patio will be so severe as to cause harm to residential amenity.

The application has also been amended to remove proposed first floor side windows which would have caused overlooking. The remaining window at the side serves a stairwell and can be required to be obscure glazed by condition. The ground floor side extension is adjacent to a blank side wall at No.9 and will not cause a loss of amenity.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Obscure glaze side windows

**Is recommendation contrary to letter(s) of representation? Y**

1. 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.

Case Officer: Peter Barnett Date: 18 July 2016

Authorised by: Gary Peck Date: 19 July 2016