Development Management - Delegated Officer Report

Application Number: AWDM/0664/20 Recommendation – APPROVE

Site: 18 Lesser Foxholes, Shoreham-By-Sea

Proposal: Proposed part single/part two storey (north) extension. (Amendments to previously approved AWDM/0080/20)

Date of site visit: 10th February 2020 (to consider AWDM/0080/20)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey property within a street of similar style properties. The character of the buildings within this estate is unique and is that of shallow pitched cat slide roofs to the front with a steeper pitch to the rear. The property is tile hung to the front with brick and some flint work detailing to the front.

Consent was granted in March for a ground and first floor extension. The first floor addition was to be formed by extending the rear roof slope downwards, in keeping with the existing building design at the front, with a dormer provided in the new roof slope. Ground floor extensions were also permitted.

The current application seeks consent for a reduced scheme from that originally permitted. The ground floor extensions are to remain as originally permitted. The first floor addition has been reduced in scale and footprint. The applicant proposes to only extend one of the first floor bedrooms the first floor addition is therefore contained to the eastern side of the rear elevation. The extension proposed at first floor is of flat roof design abutting the existing rear roof slope. It is proposed to be flush with the side elevation of the existing building, unlike the previous consent which showed the extension at first floor to be set in. Also proposed is a roof light to the front roof slope serving the stairs.

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 (February 2019)

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 first floor addition matches in depth that previously proposed at 1.8 metres. It is similar to the flat roof design that was originally submitted prior to the previous consent being granted. This was considered unacceptable by officers due to its poor design which did not relate to the existing building. It was clearly visible within the street scene from the west of the building due to a change in levels and the positioning of the building in relation to neighbouring properties. Although this proposal follows the original design it is restricted to the eastern end of the building. Due to the adjacent property to the east being closer there is no space between the properties which would give rise to any views of the extension within the street scene. Therefore on balance the flat roof design is considered acceptable.

The ground floor extension remains as previously approved. It will appear different without the first floor full width addition as there will be a greater expanse of flat roof. However being to the rear of the property this is not considered to have a significant visual impact. It will not affect the overall character here. As before, the proposed works are not considered to over dominate the existing dwelling house. The front rooflight proposed here will also have no adverse impact. Materials will be used to match existing as before.

Residential amenity

The main properties to be affected are those either side of the site. The ground floor extensions remains as previously proposed at 6.3 metres in depth. The adjacent dwelling to the east is set in line with the rear of the application property. The proposed first floor addition as amended is contained adjacent to this property. At first floor a depth of 1.8 metres is proposed. Unlike the previous application this first floor addition is not set in therefore it is closer to the boundary. It is however considered that this relationship is acceptable in the light of the spacing between the properties and the depth of the extension being limited to 1.8 metres. The property to the south is set well away from the first floor addition and there will be no adverse impact. The single storey extension is unchanged and its impact was assessed previously.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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

1. Proactive no amendments

Case Officer: Hannah Barker Date: 1st June 2020

Authorised by: Peter Barnett Date: 2 June 2020