Development Control – Delegated Officer Report

Application Number: AWDM/112/19 Recommendation – APPROVE

Site: 4 Hawkins Crescent, Shoreham-by-Sea, BN43 6TP

Proposal: Demolition of existing conservatory and construction of single storey rear extension, hip to gable roof extension to east elevation, dormer and two roof lights to north elevation and dormer and roof light to south elevation.

Date of site visit: 08.08.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the south side of Hawkins Crescent and relates to semi-detached bungalow. The ground is lower within the rear garden area.

The character of the street scene is of semi-detached bungalows, some of which have front dormers; some have undertaken a hipped to gable extension; and others have front rooflights. The land on the north side of the road is sloping upwards from the pavement whilst the land on the south side of the road is sloping downwards, with the garden land of the application site being lower still.

The neighbouring property no. 6 and the application site have rear flat roof extensions, and aerial photos of the area show that many of the properties have existing rear extensions.

Proposal

The proposal seeks permission to provide a hip to gable roof extension together with dormers and rooflights to the front and rear roofslopes, to provide 2no. additional bedrooms and a bathroom.

The existing rear extension will be removed and replaced by a new single storey extension together with a small platform with stairs leading down to the garden. The extension will measure approx. 4m deep x 6.7m wide x 3m high, (3.6m high measured from the lower rear garden area).

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the streetscene in general.

Visual Amenity

The existing rear extension protrudes by approx. 2.2m and the neighbouring properties extension protrudes a little further to approx. 2.3m in depth. The proposed new flat roof extension will be a further 1.8m out, making a total depth of approx. 4m. This extension is not considered to have a detrimental impact onto the neighbouring property no. 6, as it will only be an additional approx. 1.7m from their extension.

Further the proposal will also have a recessed door and platform area, with the side wall closest to the boundary with no. 6 continuing further than the recess by approx. 600mm. The side elevational wall will also be approx. 300mm from the boundary.

The other change occurring to the existing bungalow is a hip to gable extension in order to allow for a front and rear dormer together with rooflights to both slopes. The roof extensions will allow the roof to be converted into additional bedrooms and a bathroom.

The street comprises many properties with front and rear dormers and/or rooflights, thereby the proposal will not look out of keeping with the streetscene.

Residential Amenity

The properties that could be affected by the changes are no.'s 2 and 6 Hawkins Crescent, and 71 Upper Kingstone Lane

No. 71 Upper Kingston Lane is approx. 17m to the south east of the rear of the application site, but as there are 2no. garden areas between it and the proposal, it is not considered that there would be any material overlooking between the 2no. properties.

No. 2 is on lower land than the application site but, because of outbuildings on the application site together with a landscaping buffer, it is not considered that the proposed extension would have any material impact onto no. 2. There will be a new window in the side elevation which serves the new kitchen and this will replace the existing side door into the existing conservatory, and thereby it is not considered that the new kitchen window will be materially different to the existing situation.

The extension will be deeper than no. 6 and no windows are shown on the side elevation to result in overlooking to that property. A condition restricting windows in the side elevation is considered to be reasonable.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans
3. Materials to match existing
4. No windows in side elevation facing no.6

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.08.2019

Authorised by: Peter Barnett Date: 28 August 2019