Development Management - Delegated Officer Report

Application Number: AWDM/1285/17 Recommendation – Approve

Site: 59 Southdown Road, Shoreham-By-Sea

Proposal: Two-storey side extension to south elevation to replace existing garage, single-storey rear extension and new raised terrace at rear

Date of site visit: 31 August 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached dwelling located at the northern end of Southdown Road opposite the junction with Mill Lane. The dwelling has a flat roofed garage attached to its southern side which it is proposed to remove and replace with a two storey extension with a barn hip. The extension will be set back from the front wall of the house by 0.6m and will retain a 0.7m gap to the side boundary (the existing garage is located on the boundary).

It is also proposed to construct a ground floor flat roofed extension at the rear on the north-west corner. There is a drop in ground level at the rear which enables a lower ground floor store to be provided under the extension. The extension measures 4.3m high, 3.5m wide and 3m deep. Finally, a new raised terrace at the rear is proposed to the south of the proposed extension, 1.4m high and 3m deep. It will replace an existing raised terrace but not project as far into the garden.

The site is outside of the Shoreham Conservation Area but affects its setting.

Relevant site history

AWDM/0163/11 - First-floor flat-roofed extension (with front balcony) over garage and raised decking at rear – approved

Consultations

None

Representations

None received

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.3 ‘Extensions and Alterations to Dwellings’

Submission Adur Local Plan (2016) Policy 15
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 and character

The first floor side extension will be finished in white render and plain clay tiles to match the existing house. The existing chimney stack will be retained. It will be set back from the front wall and will be a subsidiary addition. A gap of less than 1m will be retained to the boundary but in this case it is not considered that a terracing effect will result as the application property is set behind the line of No.57 to the south. A 0.7m gap is therefore considered to be sufficient.

The rear extension will be visible in views from the north and west but it will not intrude upon views into the Conservation Area unduly and is not considered to cause visual harm. It will have a parapet which will hide the flat surface of the roof to the benefit of the visual amenities of the area.

The roof tiles of the existing house and proposed extension are proposed to be changed from the existing red tiles to a blue/grey plain clay tile. While this will appear different to the majority of houses in the street, the replacement of roof tiles on a dwelling does not require planning permission. Furthermore, the change will not cause serious harm to views into or out of the Conservation Area and such a change is considered to be acceptable.

Residential amenity

The first floor extension is set in from the front and side and will not have an adverse impact on the neighbouring dwelling to the south west (57 Southdown Road). There is a ground floor door and window on the side of No. 57 which lose some light but they are secondary openings and any resulting loss of amenity is not considered to be serious.

At the rear, the proposed raised terrace will replace an existing terrace which projects further out to the rear but which is also further from the side boundary with No.57. The new terrace will be brought to within 0.7m of the boundary and clear views back towards the rear of No.57 will be possible. While there is currently no screening to the edge of the existing terrace, it is considered that, as result of it being brought closer, a privacy screen is required. The plans have subsequently been amended to include a 1.7m high louvre screen.

The rear extension will provide a partial screen to the rear of the dwellings to the north and its height and depth is not considered to cause harm to the light or outlook of those dwellings, which are positioned further west and beyond the rear of the application property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to be as specified on plans
4. Privacy screen to south side of terrace to be installed prior to first use

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

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: 11 October 2017

Authorised by: Gary Peck Date: 11 October 2017