Development Management – Delegated Officer Report

Application Number: AWDM/1245/17 Recommendation – APPROVE

Site: 98 Brighton Road, Shoreham-By-Sea

Proposal: Single storey extension to rear (north) elevation.

Date of site visit: 3/10/17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates to a three storey terraced dwelling house on the north side of Brighton Road, close to Kingston Beach. As existing the dwelling has a two storey projection to the rear as is common place with properties such as this and is the case with the adjacent neighbour properties within this terrace.

Consent is sought to in fill the recessed area to the side of the two storey projection with a single storey addition with lean to roof with roof lights. In addition a projection of 3.3 metres is proposed beyond the rear elevation of the existing building. The lean to roof continues on the eastern side and a flat roof with rooflight is proposed to the rear of the existing two storey projection.

The extension is 4.8 metres wide, 7.6 metres deep on the eastern side and 3.3 metres on the western side. The roof height is 3.9 metres at its highest point reducing to 3.2 metres with the flat roof. The extension will provide an enlarged kitchen dining space.

Consultations:

Adur and Worthing Councils - Environmental Health: - It is recommended that a full contaminated land condition should be attached to any consent.

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Submission Local Plan (2016) Policy 17
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the dwelling and forms part of a terraced development. The proposal is therefore not visible within the street scene or surrounding area. The extension is significant in depth at 7.6 metres on the eastern side. This is due to the recess that exists here. The principle of infilling here does not result in an over large development, at single storey level it is considered to be subservient. With the additional depth beyond the original rear elevation of 3.3m, the full width the development is considered to be in keeping in scale with the existing dwelling. The proposed design combining both the lean to roof and flat roof with roof lights could be considered to be visually awkward where the flat and monopitch roof combine. Yet on balance it is considered that the proposal can be supported. There is a lean to infill extension adjacent at no. 96 and a large wooden cabin/ summer house directly to the rear of no. 100. Therefore examples of varying design to the rear of dwellings within this terrace.

Residential Amenity

As stated above there is a large wooden structure to the rear of no. 100. This is built adjacent to the boundary directly to the rear of the dwelling. The flat roof projection of the proposed extension will be adjacent to this boundary extending 3.3 metres beyond the rear wall. It is not considered that there will be any loss of light, privacy or overbearing impact as a result of the proposed extension. The boundary wall has additional close boarded fencing to increase height to approximately 2 metres adjacent to where the extension will be.

There is an infill extension at no. 96 adjacent to the boundary of the site. This has a parapet wall and lean to roof. The proposed extension will abut this and extend beyond by 3.3 metres. Although the additional depth is adjacent to the boundary being limited to 3.3 metres (3.5 metres is generally considered acceptable under the Council's Development Control Standards) this is considered to be acceptable on balance. The glazed section adjacent is narrow yet the glazing is high and any loss of light will not be so severe to justify a refusal here. This extension was permitted under AWDM/1597/15. The space to the rear is open plan therefore light is received to the space from additional rear facing doors. The approved plans also show roof lights providing additional light to the adjacent space.

Other Matters

Environmental Health has recommended that a precautionary Contaminated Land condition should be attached to any consent here. Given consideration of the potential risk here and the scale of the development it is considered that an informative only is appropriate.

Recommendation

APPROVE

1. Standard time limit
2. Materials to match
3. Approved plans
4. No openings in the west and east side of the extension.

Informative

1. Proactive no amendments
2. Precautionary informative contaminated land.

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

Case Officer: Hannah Barker Date: 3rd October 2017

Authorised by: Peter Barnett Date: 3 October 2017