Development Control – Delegated Officer Report

Application Number: AWDM/0168/14 Recommendation – APPROVE

Site: Rivington The Street Shoreham-By-Sea West Sussex

Proposal: First floor extension above existing garage to create a bedroom

Date of Site visit: 11/03/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two-storey detached modern house in a development of similar houses on the west side of the road in the Old Shoreham Conservation Area.

The proposal is to add a room above the garage of the house on the southern side. The extension would be recessed from the boundary and the frontage by 1m and set down 200mm from the main house ridge. The roof pitches would be parallel to those of the main house and materials would comprise tile hung elevations and concrete roofing to match the existing. The windows would be similar in composition (upvc) and design to and would align with those of the main dwelling. A small front velux is proposed.

Relevant Planning History

AWDM/0506/13 - Replacement roof over existing rear extension and alterations to bay window in west elevation of extension. Permitted.

Consultations

ADCAG – Approve.

Representations

One response stating no particular objection but commenting that the symmetry and street scene would be affected and that the location is a Conservation Area.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The Council's Development Control Standard No.3 – *Extensions and Alterations to Dwellings* advises that extensions should normally be set back from the main front wall of the dwelling, to provide a visual break and to ensure the extension is subordinate to the main dwelling. This is proposed in this instance and whilst the addition would be set down only 200mm it would still appear as a subservient extension. By virtue of the matching roof form, fenestration and materials it would harmonise acceptably with the host dwelling. The added volume would not appear unduly cramped and the side gap allowance would ensure effect on the street scene and there would result in turn no detriment to the character of the Conservation Area.

A similar addition has been built on the garage of Copperfield to the south.

Residential amenity

The proposed extension is too remote from any properties to the east and west as to cause them any effect and whilst the extension would bring the envelope of the dwelling closer to the neighbouring dwelling at Toll House to the south, the absence of side windows would mean there would result no direct overlooking and the extension being north of this dwelling and not outside the dimensions of the main roof, there would result no impression of dominance or significant loss of light. No other property will be affected.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 or the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Materials and finishes to match
4. Approved plans:
   location plan 13428-loc received on 14/02/14 and drawing nos. 13428 - 100 A and 13428 - 101 A received 24/02/14.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Lawrence Simmons Date: 4-4-2014

Authorised and signed by: Jo Morin Date: 10.4.14