Development Management - Delegated Officer Report

Application Number: AWDM/1561/18 Recommendation – APPROVE

Site: 14 Bay Tree Close, Shoreham-By-Sea

Proposal: Single storey rear/side extension, incorporating alterations to existing rear extension and existing garage removed. Proposed enlarged front canopy.

Date of site visit: 5th November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling within a cul de sac in Shoreham-By-Sea. There are chalet style dwellings opposite and other two storey dwellings matching the application site within the locality.

There is as existing a single storey flat roof garage to the side of the property attached to the neighbours matching garage. There is also a single storey flat roof extension to the rear of the dwelling house.

Consent is sought to remove the existing side garage and add a wrap around extension along the side and rear of the house incorporating the existing rear addition. A shallow monopitch roof is proposed with roof lights. The rear extension is the same depth as the existing extension. Where the garage is removed the extension will result in a gap between the neighbours garage and the proposed extension, a gate with access to the side/rear of the property is shown here.

Also proposed is an enlarged canopy above the front door to replace the small flat roof existing canopy.

The extension will provide and enlarged kitchen dining space, utility and shower room.

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 (July 2018)

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 extension, although increasing the depth and width of the dwelling, does incorporate the existing rear extension and the removal of the garage. It is considered to be in keeping in size and scale with the existing dwelling. The main part of the development to the rear will not be visible within the street scene. The side addition can be viewed from the front. The removal of the garage with proposed gateway including monopitch roof and front window give rise to a visual design change here. This is also complimented by the proposed front canopy. Despite this significant change it is considered that this can be supported. Although there will be a loss of the symmetry between the flat roof garages this is not a feature that is replicated and uniform in this particular cul de sac. The dwellings vary in style and some garages have been altered and there is an existing mismatch generally. The set in from the side boundary assists this change.

Residential amenity

The properties either side of the site are affected by the development. The attached dwelling to the west has a single storey rear extension adjacent to the boundary .This does not extend as far as the existing extension at no. 14. The proposed extension will not be any deeper than existing adjacent to the boundary therefore there will be no greater impact here. The roof form is altered from the existing flat roof yet this does not vary significantly and will not impact upon the residential amenities of the occupiers of the attached dwelling.

To the east the neighbouring dwelling is separated from the development by the remaining garage. There are no windows on the side elevation of the neighbouring property. There is also a flat roof rear extension with a blank side elevation. A door is proposed on the side of the extension yet this will be adjacent to the side of the existing garage. A condition is attached to ensure that no further openings are inserted along the side elevation.

The proposed extensions will not have any adverse impact upon the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing
3. No additional windows on the east or west elevation of the extension.

4. Approved plans

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

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.

Case Officer: Hannah Barker Date: 6th November 2018

Authorised by: Peter Barnett Date: 7 November 2018