Development Management - Delegated Officer Report

Application Number: AWDM/1094/20 Recommendation – APPROVE

Site: 77 The Drive, Shoreham-By-Sea

Proposal: Single storey rear extension and side extension including hip to gable roof extension, rear dormer and basement level. Entrance porch to front elevation

Date of site visit: 25th August 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow on the corner of Mill Avenue and The Drive in Shoreham. There are similar bungalows along the street in close proximity to the application site however the surrounding area generally comprises of a mixture of styles of houses, many of which have been altered and extended overtime.

Ground level drops to the side of the site to the west, there is a detached single garage building adjacent to this side boundary. Consent is sought to remove the existing garage building and build a side extension with hip to gable roof extension. To the rear of the side extension a flat roof addition is proposed, with a gabled roof single storey extension to the rear the full width of the original bungalow. This is to replace an existing flat roof extension which will be removed. An entrance porch is also proposed and a flat roof rear dormer, the full width of the original part of the roof.

The proposals will create two bedrooms in the roof space an open plan living space to the rear and additional ground floor bedroom.

The plans show details of the proposed materials to be used, grey uPVC and aluminium is used for the window frames and doors to give a contemporary style to the building. The existing walls of the bungalow are to be white render with the new parts of the building clad with timber/composite cladding in light grey.

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 (February 2019)

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 changes to the front elevation including the hip to gable extension, side addition and front porch will be clearly visible within the street scene, this including the use of the new contemporary style of materials will result in a remodelling of the existing modest bungalow. It is however considered that such development is not detrimental here. Variation in building style, scale and appearance is the general character here with houses opposite and to the side of the site. Although the site is in a row of similar style bungalows these changes will not give rise to a harmful impact upon the character and appearance of the bungalow or the street scene. Much development is proposed here to the side, front and rear however it is not considered to be overdevelopment in this case. There is scope for such a scale of development. The garage building is to be removed and also the existing rear extension to make room for the proposed works. The rear dormer although large in scale is replicated elsewhere within close proximity to the application site with other bungalows having been extended in a similar way.

Residential amenity

The main properties to be affected by the proposed development are those either side of the application site. To the east the attached bungalow has a rear extension along the boundary, it is partly glazed along the boundary and has obscure glazing. The proposed rear addition will be built adjacent to the side elevation of the neighbouring extension slightly deeper with a solid side wall. It is not considered that any impact here will be detrimental, there will be some loss of light, however the main light and aspect is to the rear of the extension.

On the western side the ground level is lower. Adjacent to the bungalow where the side extension is proposed is the neighbouring garage, therefore there will be no adverse impact here. Further to the rear the flat roof addition is close to the boundary and is therefore limited in height. The gable extension is large in scale and height however the maximum height is set in away from the boundary. The new extension exceeds the depth of the existing extension at the application site however not to an excessive amount. On balance the impact in terms of loss of light and overbearing impact is not such to warrant a refusal in this case; taking into account the existing rear extension at the application site. There is also a new high level window on the west side elevation which replaces an existing larger window so there will be a more neighbourly relationship here.

The front porch is set in away from the boundaries on either side and there will be no adverse impact. The rear dormer window will increase overlooking to the rear however such development is commonplace in residential areas such as this and similar development can occur under permitted development which would have a similar impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials grey cladding and grey frames
4. No additional windows on the north or south elevation of the extension.

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: 7th September 2020

Authorised by: Peter Barnett Date: 7 September 2020