Development Management - Delegated Officer Report

Application Number: AWDM/0543/19 Recommendation – APPROVE

Site: 196 Old Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Demolition of existing rear conservatory and construction of single storey rear extension.

Date of site visit: 16th April 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an end of terrace property within a street of similar semi detached and terraced properties along the eastern side of Old Shoreham Road, south of The Amsterdam Public House. The property as existing has a loft conversion with rear dormer and a rear conservatory. Consent is sought to remove the existing conservatory and construct a single storey extension with gable roof design with rooflights. It is to be clad in weatherboarding with tiles to match the existing roof. The extension is to be the full width of the dwelling and be 5.1 metres in depth. It will provide an open plan kitchen/family 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 (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 extension is to the rear of the property it is therefore not visible within the street scene. The extension is relatively deep at over 5 metres yet in relation to the scale of

the existing dwellinghouse and garden, it being limited to single storey and the partial replacement of the existing extension, it is considered to not be overly large to warrant a refusal in this case. The design is acceptable and although the use of weatherboarding differs from the render of the host dwelling it is an acceptable addition here.

Residential amenity

The main properties to be affected by the proposal are those either side of the site. No. 198 to the north is not attached and there is spacing between the properties and a boundary fence. That property has a small rear extension set away from the boundary of the site. There is also a detached rear garage building which is along the boundary with the application site. The extension will be closer to the neighbouring property than the existing conservatory although it will be no deeper. It may give rise to a sense of enclosure from the rear of the adjacent property with the outlook being toward the garage building. Yet, on balance, in the light of this outlook already existing and there being some spacing between the properties, it is not considered that the adjacent extension would give rise to a harmful loss of light or outlook which would warrant a refusal in this case. A close boarded boundary fence marks the boundary which offers some screening also. The weatherboarding will be conditioned to be finished in light grey to improve any impact, the details of which have been confirmed by the applicant's agent. A condition is attached to limit any additional openings on the north or south side elevation in this case. The proposed kitchen window on the north side facing the boundary with no. 198 is to be conditioned to be obscurely glazed and non openable except 1.7 metres above finished floor level. This is to avoid any overlooking to the adjacent property.

The attached dwelling to the south has a rear extension to the depth of the existing conservatory. The proposed extension will be no greater than this and therefore the relationship will remain unchanged. The roof lights of the adjacent roof slope will be in close proximity to the existing roof light at no. 194 yet no overlooking will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The roof tiles of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building. The extension shall be clad with light grey weather boarding (Cobble Stone JH40-10 Hardie Plank) and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.
4. No additional windows on the north or south elevation of the extension. The window on the north elevation shall be obscurely glazed and non openable except for above 1.7 metres above finished floor level.

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: 8th May 2019

Authorised by: Peter Barnett Date: 8 May 2019