Development Control – Delegated Officer Report

Application Number: AWDM/0817/13 Recommendation – Approve

Site: 13 Buckingham Avenue, Shoreham-By-Sea, West Sussex

Proposal: First Floor Side Extension

Date of site visit: 13th August 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling with an integral garage and single storey flat roof extension to the side. This was built in 1976. There is a driveway to the front of the property with an in out access arrangement. There is also an existing flat roof extension to the rear of the dwelling house which was built in the 1990s. The street is characterised by attractive, substantial character properties of various design and appearance most of which have been extended and altered.

Permission is sought for a first floor addition above the existing single storey flat roof extension. This is to provide a walk-in wardrobe and en-suite for the master bedroom. The additional accommodation will be contained within a new roof which will be formed above the existing ground floor extension. The roof will be half hipped and fully tiled to match the existing dwelling. A velux window is proposed in the rear roof slope.

The extension will have a maximum height of 6.7 metres and width of 4 metres. The main existing ridge is 10 metres high.

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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

As existing the flat roof side extension is clearly visible within the street scene, despite its flat roof design it appears subordinate to the main dwelling and is not overly prominent when viewed from the street scene. The proposed first floor roof extension is considered to be in keeping in design, form and scale with the existing substantial dwelling. The proposed roof design will replicate the existing main roof and appear subservient to the main dwelling whilst still providing the additional accommodation. The velux window is to the rear and will therefore not be visible within the street scene.

Residential amenity

The main dwelling screens the proposal from the property to the south, no. 11 Buckingham Avenue. To the north is no. 15 Buckingham Avenue which has an attached garage which abuts the boundary with the application site. The additional height of the building proposed will be adjacent to the side elevation of no. 15. It is however considered that this is acceptable as there appears to be a landing window and secondary/bathroom window on the southern elevation of no. 15. There is also a distance of approximately 5 metres between the side of the proposed roof and the adjacent windows.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Approved plans
4. No windows other than the velux window shown on the approved plan shall be inserted into the roof hereby permitted.

Informatives

1. 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 letter(s) of representation? N

Case Officer: Hannah Barker Date: 13th August 2013

Authorised by: Jo Morin Date: 14 Aug 2013