Development Management – Delegated Officer Report

Application Number: AWDM/0252/24 Recommendation: APPROVE

Site: 56 Park Avenue, Shoreham-By-Sea, West Sussex

Proposal: First floor side extension (amendment to AWDM/1605/21). Crown roof in lieu of previously approved pitched roof.

Date of Site Visit: Visited when considering AWDM/1605/21 and use of Google Maps

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi-detached property in a street of semi-detached and detached two storey dwellings and there are some bungalows. The design and appearance of the buildings varies along the street.

There is an attached flat roof garage to the side with extension to the rear of the property wrapping around to a single storey flat roof rear extension across the back. Consent was granted under AWDM/1605/21 for a first floor extension above the garage along the side of the building projecting to the rear in line with the existing rear extension. White render to match was permitted. Two bedrooms and a shower room were permitted on the first floor. The original plans showed a full pitched roof.

The current application is for a first floor extension the same as that originally approved however a half hipped roof is proposed instead.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will be clearly visible within the street scene as with that previously approved. The front of the extension will be flush with the existing garage door at ground floor. The front section of the garage will become a garage store with playroom and utility behind in the existing floor space. White render is proposed at the first floor of the existing building (excluding the front gable) continuing on the proposed extension to match.

The extension is considered to be subservient to the main dwelling and with the change to the roof design it is still in keeping in appearance and sympathetic to the existing building. The proposed changes reduce the bulk of the addition whilst still retaining a hipped roof. It was considered that a flat roof could not be supported in this case as it was contrary to Development Management Standard No. 2 which states that a flat roof would not be in keeping with the existing building design. It is however noted that there are flat roofs adjacent and surrounding the site. In addition, hipped and pitched roofs exist. There has been an evolution of development over time, therefore on balance the design can be supported in this case.

Residential amenity

The approved extension was not considered to cause any harmful impact with regards to residential amenity. The current application is reduced in scale and bulk and will therefore have less impact in this case. Therefore support can be given in this case. The same conditions as before are copied over.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.
5. The first floor window in the south side elevation of the extension hereby permitted, and the first floor window proposed in the north side elevation of the existing house, shall at all times be glazed with obscured glass.

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: 18th March 2024

Authorised by: Peter Barnett Date: 18 March 2024