Development Management - Delegated Officer Report

Application Number: AWDM/0415/20 Recommendation – APPROVE

Site: 343 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed first floor extension with enclosed balcony to rear (south) elevation, alteration and extension of roof of existing ground floor extension to west side, new porch to east elevation. Alterations include first floor windows to east and west elevation, rooflights and new chimney to east elevation.

Date of site visit: 26th May 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the south side of Upper Shoreham Road. It is a large dwelling on a substantial plot, properties within this street are of various design and styles with many having been extended and altered. The dwelling is a Dutch barn design with the entrance to the side. An outbuilding is to the east side set back from the front. A wrap around side and rear extension at ground floor only is to the rear and western side.

Consent is sought to extend the first floor to the rear above the existing ground floor extension, approximately 4.7 metres in depth. The rear projection will have a recessed balcony and provide a master suite. Also proposed is a change to the side main entrance on the east side to move the entrance to the front by increasing the width and adjusting the roof of the porch and to add landing and ensuite first floor windows on this eastern side and a chimney also. On the west side of the building an additional first floor window is proposed to the side.

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 main rear addition will not be visible within the street scene. The changes to the main entrance, additional side windows and new chimney will be the only features visible within the street scene. These works are modest and in keeping in relation to the existing street scene and surrounding build environment.

Although the rear first floor addition is large in scale, in terms of the large plot and properties within this street it is considered that the works will not result in an overly large dwelling that would be out of character here. Spacing will still remain between properties and the works will be consistent with the character of the locality. The unique balcony feature and glazing will be a contemporary addition here, it will add to the differing styles and use of materials within the street. Materials will all be used to match existing.

Residential amenity

The main properties to be affected are those either side of the site. To the east there is a gabled roof dwelling with a rear projection. There is a first floor side window at this property facing the side of the application site. Due to the proposed side windows at first floor on the east facing toward this side window it is considered that these should be obscurely glazed and high level opening only, (these windows will serve the landing and ensuite) a condition is attached. The rear first floor extension will extend further to the rear than no. 341 to the east. It is however considered that due to the spacing between the dwellings that this relationship is acceptable. The scale of the rear addition will not result in any significant loss of light or overbearing impact that would be considered to warrant a refusal here. The main aspect is to the rear/south.

The rear balcony is recessed and therefore there will be no overlooking to either side of the property from this external space. To the rear boundary is a cemetery so no concerns with overlooking to neighbouring dwellings.

The dwelling to the west is closer to the application site than the other neighbour. The side wrap around extension at the site is adjacent to the boundary. There are no windows on the east side elevation of the neighbouring property to be affected by the additional window. There is also a rear extension at no. 345 adjacent. The first floor extension continues the existing first floor, it is therefore set in from the side elevation. There will therefore be some separation. Due to the position of the dwellings this will be extending beyond the first floor of the adjacent property however the ground floor currently projects further than the application site. On balance the impact upon the south facing adjacent first floor windows is limited and would not be such to warrant a refusal here. A condition is also attached to ensure that no openings are inserted in the side elevations of the first floor extension.

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 east or west elevation of the extension.
5. Windows on the east side shall be obscurely glazed and high level opening only.

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: 31st May 2020

Authorised by: Peter Barnett Date: 2 June 2020