Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0467/16

Site: **16 Nicolson Drive, Shoreham-By-Sea, West Sussex**

Proposal: **Single Storey side extension to west elevation**

Date of site visit: 25/05/16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to an end of terrace two storey dwelling within a residential area in Shoreham-By-Sea. The property faces onto Nicolson Drive and the highway wraps round to the west, side of the property. There is an open plan front garden area and the side/rear garden is enclosed by a brick wall. The footpath stops to the side of the property and the side boundary wall abuts the road. The highway to the side serves garaging and off street parking. There are no property frontages addressing this small cul de sac area where there is no footpath.

There is a back gate to access the rear of the property adjacent to the dwelling to the side. There is also a large garden shed to the side which is to be demolished. There is an existing large shrub which screens the brick wall to the front.

Permission is sought for a side extension to the dwelling. The original plans sought consent for an extension with accommodation at the ground floor with a mezzanine above. The roof pitch was high and the eaves irregular. Due to the prominence of this corner plot and the nature of the design and scale of the extension it was considered that it could not be supported. Amended plans have been received and re-advertised showing a more modest single storey extension with gabled roof, set back from the front of the main dwelling. The extension is to provide an enlarged kitchen, utility and W.C.

The extension is 2.7 metres wide and 6.8 metres in depth flush with the rear of the dwelling. The eaves are in-line with the first floor tile hanging and the proposed ridge of the extension is 4.6 metres high.

The extension will partially abut the pavement and where the pavement stops the side gate will be relocated adjacent to the highway incorporating the existing side brick wall which will be partially demolished.

Consultations

Southern Water: *Add informative*

Representations
None

Relevant Planning Policies

National Planning Policy Framework
Saved Adur District Local Plan: AG1, AH7

Planning Assessment

Principle

Upgrading of housing stock is acceptable in principle. This would be subject to the consideration of visual and residential amenity in this case.

Visual amenity

The side extension will be clearly visible within the street scene being on the corner of the site. It is however considered that in the light of the modest and appropriate design and matching of materials that in this case the extension will not result in any significant negative impact upon the character and appearance of the locality. The set-back beyond the main frontage is also essential here to allow the extension to appear subservient. The roof gradient and gable design is in keeping with existing this represents a simplistic form when viewed from the side, west.

The window to the front is proportionate to the main dwelling and extension and matches existing. There is a window to the side serving a W.C which breaks up the side elevation. There are French doors proposed to the rear onto the garden. A condition is attached to ensure that there are no additional openings to be formed in the side elevation.

It should be noted that there is a single storey flat roof side extension nearby at no. 8 Nicolson Drive. This is screened with high hedging and shrubs and is built onto a detached dwelling. It is not considered that this existing extension sets a precedent in this case. Each case is judged on its own merits and the extension which is the subject of this application does not warrant a refusal in this case.

Residential amenity

There are no residential amenity issues here which would require consideration. Due to the position of the extension, the main house fully screens it from the attached dwelling to the east. There are no dwellings directly to the rear of the site. The rear gardens of properties are in excess of 10 metres from the extension. Similarly to the west are the rear boundaries of properties. The nearest dwelling to the west is 25 metres from the extension.

Recommendation

Approve

1. Standard time limit
2. Approved Plans
3. Exterior materials/finishes to match
4. No openings in the western elevation.

Informatives

i) *A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk*

ii) *Proactive with amendments.*

Is recommendation contrary to letter(s) of representation? N

Case Officer: Hannah Barker Date: 19th July 2016

Authorised by: Jo Morin Date: 19.07.2016