Development Control – Delegated Officer Report

Application Number: AWDM/0903/18 Recommendation – APPROVE

Site: 23 Gordon Road, Shoreham-by-Sea, BN43 6WF

Proposal: Single storey side/rear extension.

Date of site visit: 12.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a semi-detached two storey dwelling of Victorian design. It has an existing vehicular access and hardstanding. It has a typical recessed section at the rear of the dwelling being recessed approx. 1.6m from the side elevation of the dwelling. It has a brick wall boundary to no. 21 of approx. 1.5m in height with trellis over making the boundary approx. 2m in height. The boundary is approx. 1.2m distant from the side wall of no. 23, making the distance between the recess and the boundary approx. 2m. The street is long and there are many examples of Victorian architecture along it.

The proposal seeks permission to extend at the rear side to cover the recess area, and to be in line with the existing side elevation of the main front section of the house.

There is also a rear extension proposed which will be a total of approx. 3.5m in depth, which would be approx. 2m longer than the existing extension which will be demolished.

The remaining dimensions of the rear extension will be some 5m wide x 3.3m high.

The total length of the side extension will be approx. 9.5m which will include part of the width of the rear extension.

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD: Development Management Standard No. 2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The rear yard and garden area of the property is typical of this type of dwelling, with a recess allowing light into the back section of the main house. This property has the addition of a gap of approx. 1.2m from the side wall of the main section of the dwelling to the side boundary with no. 21.

The proposed side extension will only fill the recessed section of the rear part of the house, and will not protrude further than the main side wall, thus maintaining the approx. 1.2m gap to the boundary.

Further, the extension will only be single storey and this side section has a mono-pitch roof which adheres to the existing side wall of the dwelling. The cill height of the rooflights would be 2.3m high, and thereby there will be no overlooking onto neighbouring properties.

The rear extension would be approx. 3.5m in depth which accords with the SPD 'Extensions and Alterations to Dwellings', further it will be approx. the same depth as the neighbouring extension at no. 25.

The ridge height would be approx. 3.3m which is considered to be an acceptable height so as not to result in the loss of amenities of the neighbouring properties.

Residential Amenity

The neighbouring properties that could be affected by the proposed development would be no.'s 21 and 25 Gordon Road along with no.'s 20 and 22 Rosslyn Road to the rear.

The properties to the rear are more than 30m distant and thereby will not be affected by the single storey proposal.

No. 25 Gordon Road has an existing rear extension approx. the same depth as that proposed, and thereby will not be demonstrably affected by the proposal.

No. 21 Gordon Road has a much longer rear extension and the separation distance is some 4m, which is considered a reasonable distance so as not to be greatly affected by the proposal.

The cills of rooflights within the development will be some 2.3m from floor level, and thereby will not result in overlooking of the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in side elevations

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.08.2018

Authorised by: Gary Peck Date: 7 August 2018