Development Management - Delegated Officer Report

Application Number: AWDM/1081/15 Recommendation – Approve

Site: 143 Middle Road, Shoreham-By-Sea

Proposal: Part single/part two storey extension to north elevation

Date of site visit: 5 August 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey hip roofed detached house on the corner of Middle Road and Southview Close. The building is less deep than other properties in Middle Road and has its entrance in Southview Close. It is proposed to construct a two storey extension to the north side of the building measuring 3.5m deep at first floor and 4.5m deep at ground floor, 6m wide and 7.2m high, set down from the main ridge by 1m. The two storey extension would be set in from the edges of the house by 1m so as to appear subsidiary. At ground floor the extension would run across the full width of the house. The ground floor is to be used as annexe accommodation but with a link internally to the main house.

Relevant site history

AWDM/0582/14 - Close-boarded fencing to eastern boundary on top of existing wall with maximum height of 1.8m with pedestrian gate and vehicular gates to driveway (retrospective) - approved

Consultations

None

Representations

1 letter of objection received from the occupier of 149 Middle Road:-

- Overdevelopment of the site
- Garage has already been converted to a dwelling
- Existing parking problems will be worsened
- Increased overlooking and loss of evening sunlight

Relevant Planning Policies

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 (March 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

The proposed extension is at the rear of the dwelling as viewed from Middle Road and the side as viewed from Southview Close. It has a subsidiary appearance as a result of its lower roof and its inset sides. While it will be a large and prominent addition, it is considered to be of an acceptable scale relative to the host dwelling and will not cause undue visual harm in the street scene.

The depth of the garden will be reduced but a 9m distance to the northern boundary will be retained, as well as a separation distance to the east of 6m. Adequate garden space will therefore be retained to prevent it appearing unduly cramped. A single storey outbuilding (formerly a garage) already exists at the end of the garden and this appears to have been converted into an alternative use. However, it is not considered that this represents overdevelopment of the site due to the relative spacious nature of the site.

Other properties in the area have built large rear extensions, most notably at 137 Middle Road and 155/157 Middle Road. It is not considered that the scale of this current proposal would be out of keeping as a result.

Residential amenity

To the west, 141 Middle Road has a single storey extension at the rear. There is also a tall hedge on the shared boundary. Consequently, it is not considered that the proposed extension will cause any loss of light or outlook for the occupiers of 141.

To the north, 1 Southview Close is a bungalow, the side of which faces the site. The existing outbuilding in the garden of 143 will obscure much of the extension, as will the garage at the side of 1 Southview Close. It is not considered therefore that this property will be adversely affected.

To the east, 149 Middle Road will be over 22m from the extension and, at such a distance, is not considered to be adversely affected by any loss of light or outlook. A first floor window is shown on the east elevation which serves a bedroom. This could be required to be obscure glazed. However, due to the separation distance between these properties, and the existence of windows in the east elevation of the existing house, such a requirement is not considered to be necessary.

Accessibility and parking

The accommodation is to be used partly as an annex which could increase parking pressure at the property, particularly as the garage has been converted. However, there is a hardstanding with space for 2 cars in front of the outbuilding, with access from Southview Close, and it is not considered that the proposal will result in any significant highway safety or congestion concerns.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. No windows or other openings in west side wall of the extension
4. To be used ancillary to house only
5. Permission relates to approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 2 September 2015

Authorised by: Gary Peck Date: 3 September 2015