Development Management – Delegated Officer Report

Application Number: AWDM/1980/22 Recommendation – APPROVE

Site: 21 Woodards View, Shoreham-by-Sea, BN43 5LH

Proposal: Proposed single storey rear/side extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The application property is a chalet dwelling, with rooms in the roof, and is situated on the north side of Woodards View within Shoreham beach, and sides onto a linear block of garages. The dwelling has a front to back ridge to its roof and 3no. small dormers to the east roofslope; and has a flat roof garage to the side (west), with its roof abutting the block of garages to the side. The ground levels vary on the site with the west side being lower than the dwelling.

The street scene comprises a mix of dwelling designs and sizes, many of which have been extended in some form.

The Proposal:

The application seeks permission for a single storey flat roof side/rear extension, which will infill a gap between the existing dwelling and the rear of the garage. The extension is shown to measure 3.375m wide x 3.620m deep x approx. 3.2m high. The forms state that the materials and finishes of the extension will be render.

The property is within a flood zone, both tidal and fluvial, the applicant has submitted a form from the Environment Agency 'Householder and other minor extensions in Flood Zones 2 and 3'

NB: The plans also show 2no. dormers and a rooflight on the west roof slope, and the plans state that these will be under a separate lawful development certificate application. However, none has been submitted as yet

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15, 36
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The proposed position of the rear extension will not be viewed from the street, and because of the block of garages, it will not be viewed from the neighbouring flats at the neighbouring site to the west. It will not project out to the back, but will be in line with the existing rear of the property, it will not be viewed from the property to the east, no. 23.

The dwelling to the rear north, no. 77 Beach Green, could potentially see the rear of the proposal, but it is sited some 30m distant, and thereby it will not be affected by the proposal.

NB: The plans also show 2no. dormers and a rooflight on the west roof slope, and the plans state that these will be under a separate lawful development certificate application. However, none has been submitted as yet.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Flood resilience

Informative:

1. Approved without amendment
2. For the avoidance of doubt, this approval does not purport to grant permission for the 2no. dormers and rooflight shown on the west elevation of the submitted plans.

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

Case Officer: Eve Hearsey Date: 03.05.2023

Authorised by: Peter Barnett Date: 3 May 2023