Development Management – Delegated Officer Report

Application Number: AWDM/0735/24 Recommendation: APPROVE

Site: 6 Buckingham Close, Shoreham-By-Sea, West Sussex

Proposal: Two storey side extension

Date of Site Visit: 16th July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey, semi detached dwelling within a cul de sac of similar dwellings. There is a detached, single garage to the side of the dwelling with parking and a front and rear garden. The site is at the end of the cul de sac, the boundary with St Nicolas and St Mary Primary School is to the rear and side of the application site. There is construction work currently taking place here with site access via the end of the close.

Consent is sought to remove the garage to the side and construct a two storey extension. The extension is to be set back from the front of the building, set down from the ridge and will provide a master en suite bedroom. It will be flush with the rear of the house. There is an existing raised patio to the rear with balustrade, this will be continued to the rear of the extension.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension will be visible within the street scene. However due to its design, siting and scale, being set back, set down from the ridge and the site being ‘tucked’ in the corner of the cul de sac it will not be a prominent feature. The proposal follows Development Management Standards to provide a subservient development. Despite its width at 4.3 metres, on balance the extension can be supported as it will not be harmful to the character and appearance of the street scene or existing building.

Residential amenity

The extension will be visible from properties opposite, however due to its position it will have no adverse impact upon adjacent occupiers. The main dwelling screens the extension from the attached neighbour and the site borders the school therefore no detrimental impact will occur here from the extension or terrace.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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: 18th July 2024

Authorised by: Peter Barnett Date: 18 July 2024