Development Management – Delegated Officer Report

Application Number: AWDM/0229/24 Recommendation: APPROVE

Site: 21 Hawkins Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension with steps and glass balustrade.

Date of Site Visit: 1st July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached, chalet bungalow within a street of similar properties in Shoreham. There is an existing rear conservatory and a raised deck with steps down to the garden which is on a lower level.

Consent was originally sought for a rear gabled roof extension 3.5 metres in depth with roof lights to either side with a raised patio to the rear with steps to the garden. Amended plans have been received to show the extension as originally submitted, however the raised patio has been replaced with steps, centrally positioned leading down to the garden from the rear of the extension. The steps will have a glazed balustrade.

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 is to the rear of the property and not visible within the street scene, it will be in keeping in design and scale with the existing building and materials will match existing. It will replace the existing conservatory and raised decking. The ridge will be lower than the main ridge, a subservient addition.

Residential amenity

The main properties to be affected are those either side of the site. The existing conservatory is currently adjacent to the boundary with the attached dwelling. The proposed extension will be much higher than this however at 3.5 metres in depth adjacent to the boundary this will not be overly deep and will not result in a loss of light or overbearing impact which would warrant a refusal in this case. The highest part of the roof is centrally positioned, away from the boundary. Development Management Standards state that at 3.5 metres in depth this would be acceptable. The side roof lights will allow for views of the sky and will therefore not overlook in this case.

The amended plans show the existing hedge to be removed adjacent to the extension but to be retained beyond to allow for privacy between the gardens and adjacent to where the steps will be. However these steps will be central to the extension and therefore set in away from the boundaries. Also being steps and not a patio there would be no space for seating and these would just be for access between the extension and the garden only.

To the other side the existing raised deck currently is adjacent to the boundary at an elevated position, there is a rear conservatory adjacent. This relationship will be improved with the new extension in this space and the raised deck removed. Again the roof lights will not overlook the neighbouring property with only views of the sky and the stairs will not result in any overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 22nd July 2024

Authorised by: Peter Barnett Date: 22 July 2024