Development Control – Delegated Officer Report

Application Number: AWDM/1424/20 **Recommendation APPROVE**

Site: **2 Elm Close, Shoreham-by-Sea, BN43 5GP**

Proposal: **Demolition of existing side extension and proposed single storey wrap around extension to west and south elevation**

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a 1½ storey detached dwelling which is positioned directly behind no. 1 Elm Close (east) and no. 14 Downsway (west), and thereby is not directly visible within the street scene. Most of the properties within Elm Close are detached 1½ storey or 2 storey.

No. 2 has an asymmetrical roof, with a cat-slide roof to the front (east), which has been interrupted by the provision of a flat roof dormer

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to demolish the existing rear extension and provide a hipped roof wraparound, single storey side (south) and rear (west) extension. The extension will measure some 2.69m wide x 10.03m long x approx. 3.6m high

Relevant Planning History:

SU/466/76 Extension to dining room at rear. **Approved 04.01.1977**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey wrap around extension.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual & Residential Amenity

The proposal will see the removal of an earlier rear extension and provide a side and rear wraparound extension on the south and west elevation. The proposed rear section of the extension will not be shallower by approx. 930mm than the rear extension being demolished.

The dwelling itself is positioned between 2no. dwellings, one fronting onto Downsway to the west and the other fronting onto Elm Close to the east. The positioning of the neighbouring properties thereby screens the application site from general view.

There will be a gap of some 750mm and more between the proposed extension and the side boundary to the south; these boundaries relate to the rear garden sections of no.'s 11 The Driveway and no. 12 Downsway, and the proposed extension will be some 11m distant from the rear of these properties. This distance together with the oblique angle to the extension, from the neighbours, is considered to be an acceptable distance so as to not result in harm to these properties.

To the north, the contiguous property is no. 16 Downsway, and the proposed rear section will be some 3.5m to the boundary with no. 16, but it will be behind the neighbouring property, thereby not materially affecting its existing residential or visual amenities.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 20.10.2020

Authorised by: Peter Barnett Date: 21 October 2020