Development Management – Delegated Officer Report

Application Number: AWDM/1750/22 Recommendation – APPROVE

Site: 16 Rainbow Square, Shoreham-by-Sea, BN43 6AX

Proposal: Single storey rear 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 and Proposal

The application site is located within the middle island section of Rainbow Square, and is a two storey semi-detached dwelling, which currently has an existing conservatory on its rear elevation, which was in existence in 2017.

Rainbow Square is within a new housing development on a former hospital site, where house types are variations of a theme.

The property has no permitted development rights, although there are some properties with conservatory type rear extensions and shed outbuildings.

The Proposal:

The application seeks permission to replace the existing mono pitched roof conservatory with a solid rear, mono pitched roof extension.

The proposed extension will measure 3m deep x approx. 4.6m wide x approx. 3.5m high;

The existing conservatory measures approx. 2.5m deep x 4.2m wide x 3m high.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
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 residential and visual amenities of the locality and how the proposal affects the character and appearance of the locality.

Residential and Visual Amenity

The rear extension will not be readily viewed from outside of the site as it is located to the rear.

The proposed rear extension will be larger than the existing rear conservatory, but not by any great amounts, it will be approx. 500mm deeper x 400mm wider x 500mm higher. These dimensions are not considered to have a demonstrably negative impact on its adjoining neighbouring property no. 14 Rainbow Square.

The extension will be close to the mutual boundary with no. 14, but as its depth is less than the 3.5m deep suggestion for rear extensions set out in the Adur SPG 'Extensions and Alterations to Dwellings', it is considered an acceptable proposal, which will not result in unacceptable harm to the neighbouring property. The 3m depth is considered to be appropriate for this estate where rear gardens are relatively small and the development is tight-knit.

It will be further from the other side boundary with its neighbour no. 18, but for the reasons given above, it is considered to be an acceptable extension proposal.

However, it is considered to be reasonable to attach a condition on any permission limiting windows in the side elevations in order to prevent overlooking to its neighbours.

Recommendation

APPROVE subject to the following condition(s)

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

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.12.2022

Authorised by: Peter Barnett Date: 14 December 2022