Development Management – Delegated Officer Report

Application Number: AWDM/1225/24 Recommendation: APPROVE

Site: 31 Kingston Close, Shoreham-By-Sea, West Sussex

Proposal: Retention of single storey side and rear wrap around extension (retrospective application)

Date of Site Visit: 15th October 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a cul de sac of similar properties. Work is nearing completion on a single storey side and rear flat roof extension. Retrospective consent is required for the structure. The extension provides an additional bedroom and kitchen dining space to the rear. The extension is chamfered to the side and rectangular to the rear.

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

Although the extension is of flat roof design and is visible from the street it is subservient to the main dwelling, being set back to the side and not dominant. The angle of the side element also adds to its limited impact. When completed the

extension will be rendered to match the existing finish of the bungalow, therefore in keeping in character and appearance with the main dwelling.

Residential amenity

Although the extension is visible from properties within the cul de sac the main dwellings affected are those either side of the site. The attached dwelling has a rear conservatory that projects further than the extension and although the extension is alongside part of this neighbouring extension where there is side glazing there is not significant loss of light to warrant a refusal in this case. The proposal complies with Development Management Standards; it does not extend 3.5 metres beyond the rear of the adjacent dwelling. There are no windows in this side elevation.

The neighbour to the other side is at an angle to the extension due to the boundary and the position of the bungalows in the corner of the cul de sac. The extension is visible from the adjacent side window however due to the scale of the extension and distance there is no loss of light or overbearing impact here. However there is currently overlooking between the forwardmost new side window and the existing neighbouring kitchen window. This is considered to be direct and unneighbourly with two windows serving habitable rooms in close proximity. Amended plans have been received and the applicant has agreed to replace this window with an obscurely glazed window to also include a top opening fan light only. This will remove any overlooking and therefore deem the extension acceptable. The applicant has requested 4 weeks to enable this change to be made and a condition is attached requiring this work to be completed within 6 weeks of the date of consent. The rearmost side window faces a boundary fence and does not result in any adverse overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Obscurely glazed and top opening
3. Materials to match existing
4. No additional windows on the south or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 7th November 2024

Authorised by: Peter Barnett Date: 7 November 2024