Development Management - Delegated Officer Report

Application Number: AWDM/1529/21 Recommendation – APPROVE

Site: 3 Adur Avenue, Shoreham-by-Sea, BN43 5NN

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 and Surroundings:

The application site is located on south side of Adur Avenue, and is a two storey, gable ended, semi-detached dwelling, with an existing small rear extension housing a w.c.

The street scene is characterized by a mixture of single storey and two storey dwellings in detached and semi-detached form. Many have been extended by way of single storey rear extensions and or roof extensions.

Proposal:

The proposal seeks permission to replace the existing w.c. extension for a larger, mono-pitched roof extension measuring approx. 5.5m wide x 3.3m deep x 3.5m high at the apex (2.6m at the eaves).

Fenestration will include full glazed doors and side wings on the rear (south elevation); 1no. window on the east elevation; plus 3no. rooflights. There will also be a new obscure glazed window in the east elevation to serve the new w.c.

The materials are shown as white painted render for the walls, and concrete tiles for the mono-pitch roof.

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

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

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed extension will be to the rear of the dwelling and thereby will not be readily seen from the street. The design is considered to be in accordance with the existing dwelling.

It will be positioned onto the mutual boundary with the adjoining dwelling no. 5 who have a small, existing rear extension onto the same boundary. The plans show the proposed extension as being the same depth as the extension at no. 5 and the existing extension at No.3.

The design of the proposed extension is considered to marry well with the existing dwelling and will not result in any unacceptable overlooking or overshadowing of neighbouring properties.

The contiguous neighbouring properties consist of no.'s 1, 5 Adur Avenue; no.'s 1, 3, 5 & 7 Erringham Road; and no.'s 390 and 392 Upper Shoreham Road. Properties to the rear and sides are some 20m and more, whilst the adjoining property has its own rear extension which will block any views of the new extension.

Therefore, the proposal will not result in any material loss visual or residential amenities to the neighbouring residential properties.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.09.2021

Authorised by: Peter Barnett Date: 23 September 2021