Expiry: 18/7

Development Management - Delegated Officer Report

Application Number: AWDM/0675/24 Recommendation – Grant

Site: 57 Riverside Road, Shoreham

Proposal: Single storey rear extension and extending rear dormer to the East, replacement glass balustrade; cladding

Date of site visit: 14/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached chalet bungalow on the north side of Riverside Road. The rear garden boundary backs on to the river.

The property has been extended into the rear roofspace and also has a rear conservatory. It has an attached garage on its west side. No. 55, to the west has added a rendered and clad rear first floor and part ground floor extension. No. 59, has a pitched roof garage on the shared boundary.

The site is in flood zones 2 and 3. It is not in a conservation area and nor is it a listed building. There are no protected trees on the site.

Permission is sought to replace the conservatory with a full width flat roofed extension measuring 5 metres in depth, 15.4 metres in width and 2.8 metres in height. The most westerly 5 metres are to be open fronted to create a covered outdoor area. A 2 metre deep raised patio area with 2 steps to the lawn is also proposed with a maximum height of 500mm.

It is also proposed to widen the existing rear dormer by 3 metres to take it within 500mm of the east side flank wall to enlarge a first floor en-suite bathroom and to create a walk in wardrobe. The dormer is to be re-clad in midnight black vertical cladding which will also be used on the east elevation of the extension and part rear elevation.

Relevant Planning History

SU/232/05 – Rear conservatory. Granted.

Consultations

None.

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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 proposal involves upgrading the existing housing stock 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 dwelling and its surroundings.

Residential amenity

No. 55, has an extension and pergola up to the shared boundary to a similar depth to that now proposed. The extension will overlap with the detached garage at No. 59.

The extended dormer will sit comfortably within the original roof profile and not increase overlooking.

No neighbour harm will occur.

Visual amenity

The extensions are to the rear. They are domestic in scale and in keeping given the recent changes to nearby properties.

Flood Risk

The Standing Advice from has been completed

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows in extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 25/6/24
Authorised by:	Peter Barnett	Date: 25 June 2024