Development Control – Delegated Officer Report

Application Number: AWDM/0811/16 Recommendation – APPROVE

Site: 22 Kingston Lane, Shoreham-by-Sea, BN43 6YB

Proposal: Single storey rear extension to west elevation

Date of site visit: 22.07.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The application property, is located on the west side of Kingston Lane, Shoreham-by-Sea, and is a two storey residential dwelling, within a residential area. The residential property faces east/west and is roughly parallel with the street. The property is of red brick and has PVCu windows. It has sheds on the side boundary to no. 24. Fencing to the sides approx.. 1.8m high, and the rear has lower fencing and a hedge behind/over to approx. 2m, there is also an small evergreen Cuppressus type tree at the rear.

The street scene comprises predominantly semi-detached two storey dwellings on the west side of the street, and detached houses on the east side.

No. 20 is stepped back from the application site by some 2.5m and has a mono pitch single storey extension to the boundary with the application site protruding approx. 3.5m in length from the back of no. 22

Proposal

Planning permission is sought for a single-storey flat roof rear 'L' shaped extension extending more than the full width of the house to be approx. 7.0m wide x 4.3m deep on the section closest to no. 20 and 6m deep at the section nearest the boundary to no. 24. The height of the extension will be approx. 3m high.

Relevant Planning History:
AWDM/0812/16 Application for Lawful Development Certificate for proposed hip to gable roof extension to south elevation and rear dormer to west elevation Approved 09.08.2016

Consultations: None undertaken.

Representations: Letter from 20 Kingston Lane

Correspondence relates to the development relating to the loft extension not the single storey rear extension (AWDM081216 LDC issued 09.08.2016).

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed extension would be positioned approx. 200mm from the boundary with no. 20, and the existing fence on the boundary is approx. 2m high. No. 20 has a single storey mono pitch extension very close to the boundary with the application site, part of which is over 3m in height, and has no windows in its side elevation to the application site

The proposal, which is positioned to the south of no. 20, will be some 1.2m longer than the extension at no. 20. However, it is not considered to be so demonstrable as to result in unacceptable overshadowing or overbearing onto the neighbouring property.

The longest section of the extension, approx. 6m, will be some 800mm to the boundary with no. 24, however, no. 24 also has an existing brick shed, which will contribute as a screen of the extension. Moreover, no. 24 is positioned some 2m from the boundary, thereby being further removed from the extension. In addition, the extension will be to the north, which will thereby not significantly result in a loss of daylight or light to no. 24

As the proposed extension will be wider than the existing property, it will be viewed from the street, however, the measurement of the part extending beyond the side wall is some 950mm which will not be demonstrable, particularly bearing in mind the existing brick shed that currently exists takes up most of the gap between the properties, and the brick wall and back gate across the gap.

A garage compound abuts the site at the rear, therefore there are no properties to consider at this point.

Taking all of the above into consideration, it is considered that the proposed rear extension will not result in unacceptable harm onto either of the neighbouring properties or the character of the street scene in general.

Residential Amenity

The most affected by the proposal would be the neighbouring properties to the north and south, and the impact of the extension has been discussed above. However it is considered appropriate to apply a condition on any approval, to prevent windows in either of the north or south elevations.

Recommendation

APPROVE subject to conditions

1. Approved plans
2. Standard time limit
3. No windows in the north or south elevations
4. Materials to match the existing dwelling

Informative

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 17.08.2016

Authorised by: Jo Morin Date: 18.08.2016