Development Management - Delegated Officer Report

Application Number: AWDM/1719/22 Recommendation – APPROVE

Site: 186 & 188 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BG

Proposal: Single storey rear extensions at 186 & 188 Upper Shoreham Road

Date of site visit: Assessment has been assisted using the Applicants plans and photos, Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No.'s 186 & 188 are located on the north side of Upper Shoreham Road, and are semi-detached adjoining one another. They each have a two storey semi-circular bay window, and one (no. 186) has a hipped roof and no. 188 has a Sussex hip roof. There are 4 pairs of the same design houses in this strip, and each of the pairs has one with a hip and the other with a Sussex hip. The roof comprises red plain tiles.

3no. of the pairs (6no. in total) have single storey rear extensions, and many have rear dormers.

Proposal:

This application seeks planning permission to:-

- Provide a single storey rear extension on both no.'s 186 & 188;
- The extensions will each measure some 6.5m wide making a total of 13.04m wide x 4m deep;
- They will both have a mono-pitch roof with the highest point being approx. 3.5m high;
- Each will also have 3no. rooflights.

Relevant History:

186 Upper Shoreham Road
AWDM/1539/22 LDC Certificate of Lawfulness for a proposed loft conversion consisting of hip to gable, pitched roof dormer, front rooflights and solar panels to front elevation. **Certificate Issued 10.11.2022**

188 Upper Shoreham Road
AWDM/0510/18 LDC Lawful Development Certificate for proposed rooms in roof with hop to half gable, rear dormer and two rooflights to north elevation and three rooflights to front (south) elevation. **Certificate Issued 14.05.2018**

Representations: None received

Consultations: 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 2no. residential properties 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 rear extensions will be of the same design as each other and will complement the dwelling acceptably. The pair of dwellings are quite balanced, although there are differences as indeed the other neighbouring pairs.

The immediate neighbouring properties to the east and west have undertaken rear extensions, and it is thereby considered that the proposed 4m extension will not result in any unacceptable harm to the neighbouring properties by way of a loss or residential or visual amenities.

Recommendation

APPROVE Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Build at same time

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 1.12.2022

Authorised by: Peter Barnett Date: 1 December 2022