Development Management - Delegated Officer Report

Application Number: AWDM/1621/19 Recommendation – Approve

Site: 64 Beach Green, Shoreham-by-Sea, BN43 5YA

Proposal: Demolition of existing garage and covered area and construction of single storey rear extension.

Date of site visit: 15.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings & Proposal

The application relates to a two storey detached dwelling with a single storey side garage up to the boundary with the neighbouring property no. 62 Beach Green. The side garage adjoins the neighbouring side garage, and thereby creating a linked attached house.

The application site has a rear single storey flat roof extension parallel to the garage, leaving a rectangular gap between the extension and the garage. The rear garden continues out from the extension and garage to the river bank and houseboats, separated by a public car park.

The application seeks permission to demolish the existing side garage and construct a flat roof single storey rear rectangular extension measuring approx.4.5m wide x 3.3m deep x 2.5m high. The extension is positioned to the rear of the main house and linking to the rear outrigger.

No extension is proposed to replace the garage, thereby recreating the detached nature of the dwellinghouse.

Relevant Planning History:

SU/425/71 Extension to form dining room **Approved 03.01.1972**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
National Planning Policy Framework (2019)

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 dwelling and its surroundings.

Visual amenity

The proposed single storey extension will be located to the rear of the two storey property, and located within the current gap between the garage and the earlier rear extension. However, the garage will be demolished which will recreate the dwelling as a detached building.

The extension will not be readily visible outside of the site and will only be visible from no. 62 Beach Green, although they have an extension up to the boundary which will largely exclude their view of the proposal. Similarly, no. 66 will not view the proposal because of the existing extension excluding the view

Residential amenity

In view of the fact that both immediate neighbouring properties will not readily view the proposed extension, it is considered that the proposal will not affect the existing residential amenities of these properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

Informatives

1. Approved without amendment

Case Officer: Eve Hearsey Date: 02.12.2019

Authorised by: Peter Barnett Date: 2 December 2019