Development Control – Delegated Officer Report

Application Number: AWDM/0672/20 Recommendation APPROVE

Site: 86 Williams Road, Shoreham-by-Sea, BN43 6BQ

Proposal: Single storey side (east) extension and front porch

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwelling situated within Williams Road, this road runs north south, but there is an offshoot on the east side of the road which contains a Play Area, and some houses have been constructed facing this Play Area, and thereby off of the north south stretch of road. No. 86 is one of the houses and is located in the south east corner opposite the Play Area, making it relatively isolated from the main through road, and not readily viewed.

No.'s 86 and 84 (the other half of the semi-detached pair), are slotted in between dwellings which are oriented 90 degrees from them; thereby they have the rear gardens of neighbouring properties abutting them. On the opposite side of the Amenity square the dwellings are of the same orientation to the application site and of a similar style.

The application property has an existing outbuilding on the side of the dwelling close to the boundary with the property in Parklands to the east.

Proposal

The application seeks permission to replace the existing side outbuilding with a single storey attached side extension; together with a front entrance porch.

The extension will measure approx. 8.2m long x 3.5m wide x 3m high to the top of the side parapet wall 3.3 to the top of the mono pitch roof.

The extension width across the front, which includes the porch, will measure approx. 6.3m wide and the depth of the porch is approx. 1.2m

Relevant Planning History: None.

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a side extension and front porch.

The key concerns would be the effect on the character of the area and existing residential amenities of neighbouring properties.

Visual Amenity

From the larger area, the dwelling no. 86 is tucked into the corner near the square, and the side of the dwelling to which the proposal would be constructed is further hidden from any readily noticeable view.

Additionally, by having a mono pitch roof, it will further assimilate itself within the envelope of the host dwelling.

The extension, as proposed, is thereby well screened and will not result in a loss of the existing visual amenities of the area.

Residential Amenity

The extension would be positioned close to the boundaries of the contiguous neighbouring properties no.'s 41 to 45 Parklands (no.46 having an alley running between it and the application site). The contiguous property to the rear being no. 78 Williams Road.

It also appears that all of its contiguous neighbours have sheds at the rear of their gardens, which thereby contribute to the screening of the proposal from their properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. No additional windows on east side

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 05.08.2020

Authorised by: Peter Barnett Date: 5 August 2020