Development Management – Delegated Officer Report

Application Number: AWDM/0798/23 Recommendation: Approve

Site: 10 Falcon Close, Shoreham-by-sea

Proposal: Proposed first floor side extension.

Date of Site Visit: 5th July 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi-detached house at the eastern end of Falcon Close. It has a flat roofed attached garage on its north side over which it is proposed to construct a first floor extension. The extension will be the full depth of the house and will not be set back from the front or set down from the ridge.

It sits in a staggered line with two other pairs of semi-detached houses on either side, such that it sits forward of the house to the north. The attached house to the south has already carried out a side extension which also continues the line of the roof and is not set back.

Planning History:

AWDM/1720/16 - First-floor side extension to south elevation and single-storey rear extension to east elevation - No.9

Consultations:

None

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 (July 2021)

WSCC Guidance on Parking at New Developments (Sept 2020).

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 area.

Visual amenity

The extension will balance the pair of semi-detached properties and, while a set back and subservient appearance is usually expected, in this case it is not considered that visual harm will be caused. The extension is also close to the boundary with the detached house to the north and a gap of less than the usual 1m will remain (around 0.5m). However, due to the staggered nature of these properties, any terracing effect will not be so marked as it would be if this was a conventional line of houses.

Residential amenity

Due to the forward position of No. 10, the extension will not unacceptably obscure light and outlook to the side window at No.11 which is positioned towards the rear of the side of that property. No other properties are affected.

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

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: Peter Barnett Date: 11 July 2023

Authorised by: Gary Peck Date: 11 July 2023