Development Management - Delegated Officer Report

Application Number: AWDM/2099/20 Recommendation – APPROVE

Site: 42 Hawkins Road, Shoreham-by-Sea, BN43 6TH

Proposal: Single storey rear extension to west elevation

Date of site visit: Assessment has been assisted using the Applicants plan and photo; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site lies on the west side of Hawkins Road, Shoreham-by-Sea, and formerly had a hipped roof; it is a two storey semi-detached dwelling with a two storey front bay with a hipped roof over. There is now a hip to gable roof extension and a flat roof rear dormer extension. The dwelling is brick faced with the upper section being pebble dashed, and has a tiled roof. A two storey hipped roof projection is positioned at the rear. There is a detached garage with a hipped roof situated behind the dwelling close to the side boundary with no. 40.

Many of the neighbouring properties have rear extensions and or roof extensions of some form. The adjoining property no. 44 has a single storey flat roof rear extension with 2no. bulls eye windows facing onto no.42. There extension is situated close to the boundary with the application site. No. 40 has a hipped roof garage close to no.42's and has a deep single storey flat roof extension a first floor projection, a hip to gable roof extension and a large rear dormer.

Proposal:

The application seeks permission for a flat roof single storey rear extension, measuring 4.1m from the rear projection and approx. 5m from the recess section. The width will be some 5.6m. The plans show 2no. rooflights and rear glazed bifold doors.

The north elevation of the extension will be sited approx. 900mm from the side of the existing garage and some 3.8m from the boundary with no. 40; and the south elevation will be up to the boundary with no. 44

Representations:

Support: 44 Hawkins Road
Neither myself nor my wife object to the proposed extension

Consultations: None

Relevant History: 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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 proposed extension will be located to the rear of the property and will not be readily viewed from outside of the site.

It will though be viewed from neighbouring residential properties no.'s 40 and 44.

The proposed extension will be to the south side of the existing garage which is to the boundary of no. 40, and will thereby largely be screened from view from no. 40

No 44 has an historical rear conservatory, records show since circa 1953, and this extension has 2no. circular windows on the side elevation facing the application site, these windows have opaque glazing, so therefore do not overlook. This extension is positioned very close to the mutual boundary. The proposed extension will therefore cover the side elevation of the neighbouring extension and protrude out further by approx. 1.5m.

No. 44's rear extension has windows that face south; glazed doors that face west; and 1no. rooflight. The 2no. bulls eye windows face north, and are obscure glazed, it is thereby considered that any loss of light from these windows as a result of the proposed extension at no. 42 will not be demonstrable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials

Informative:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.02.2021

Authorised by: Peter Barnett Date: 5 February 2021