# Development Management – Delegated Officer Report

**Application Number: AWDM/0445/24 Recommendation: APPROVE**

**Site: 3 Sea Spray Avenue, Shoreham-By-Sea, West Sussex**

**Proposal:Proposed single storey rear extension with part glazed roof and rooflights to replace existing conservatory.**

**Date of Site Visit: 23rd April 2024**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a two storey terraced property forming part of the harbour regeneration project approved in 2003 (SU/56/03/TP). Permitted development rights were removed for residential properties within this development. To the south is a three storey block of flats and a parking and garaging area is to the west, rear of the site.

Consent was granted for a single storey rear extension, 3 metres in depth set in slightly from the boundaries either side, AWDM/0364/19.

The current application seeks to remove this extension and build a 3 metre deep solid extension the full width of the plot with part glazed and part solid roof.

The original application showed changes to the windows and the addition of shutters. The case officer advised that these works could not be supported and they have been removed from the application.

**Representations: -** None received.

**Consultations: - West Sussex Highways: -** no objection.

**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 (December 2023)
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 proposed extension will not be visible within the street scene, only from the shared parking area to the rear and from adjacent neighbouring properties. The scale and height of this domestic extension are suitable within this location and will not adversely affect the visual amenities of the surrounding locality.

**Residential amenity**

The extension will be 3 metres in depth as the existing extension is, it will be slightly wider, however limited to 3 metres in depth with a part glazed roof it is not considered that the development would have such an impact to warrant a refusal in this case. The Council's Development Management Standards state that where rear extensions are located within 1 metre of a common side boundary of an attached dwelling, they should not normally be any deeper than 3.5 metres. This extension is comfortably within this limit. There are no side windows and a condition is attached to ensure that this remains the case.

There are other examples within the Sussex Wharf development of extensions which have been approved. Of note here are ADC/0190/06 12 Sea Spray Avenue, ADC/0693/07 17 Sea Spray Avenue, ADC/0390/07 in Sussex Wharf and more recently AWDM/1948/17 19 Anchor Close.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 30th April 2024

Authorised by: Peter Barnett Date: 30 April 2024