Development Management - Delegated Officer Report

Application Number: AWDM/2100/21 Recommendation – APPROVE

Site: 314 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BA

Proposal: Proposed single storey rear and side extensions

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The 1930's property is a situated on the north side of Upper Shoreham Road and is a two storey dwelling with a side garage abutting the mutual boundary with no. 316 Upper Shoreham Road. The dwelling has rooflights in the rear roofslope and also been extended on the ground with a rear single storey flat roof extension which appears to abut a similar extension at no. 312, and a two storey extension which is likely to be part of the original dwelling, as neighbouring dwellings of the same design, also have the same rear extension.

Many of the properties within the locality have been extended to the rear and into the roofs.

Proposal:

The application seeks permission to:-

- Extend the existing single storey extension next to the mutual boundary (east) with no. 312 Upper Shoreham Road by 900mm
- Widthways extension from the 900mm extension across the rear of the dwelling by some 8.4m
- New west wall from the rear elevation down to meet the existing garage rear elevation, shown to be measuring 5.1m
- Infill/insulate the existing utility room at the rear section of the existing garage to create a home office
- Raise the roof of the existing garage/utility room to provide insulation
- Internal alterations to the rear extension by removal of the existing rear extensions in order to provide an open plan living area.
- Other internal alterations to newly created space
- Bifolding doors on rear, north, elevation

Representations: None received

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 2021

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 and Residential Amenities

The rear extension will largely be a re-working of the existing extensions by providing a slightly extended extension and squaring off the different depth extensions and removing the existing extensions in order to create a single open plan rear extension.

The existing garage/utility room will also be updated and insulated, in order to create a linked home office.

The east elevation of the rear extension will be extended by only 900mm and will not be as deep as the existing extension at no. 312, and will thereby have no material effect onto that property.

The squaring off of the rear extension will mean that it will come closer to the rear side boundary with no. 316, and will sit some 1m from the mutual boundary. No. 316 has an existing single storey side extension up to the boundary with the application site which is deeper than the existing garage/utility room at no. 314, and it is also higher than the side extension at no. 314.

The new extension at no. 314 will extend beyond the side extension at no. 316 by approx. 1.6m, and its new height will be comparable to the side extension at no. 316. There is a rear window within the neighbouring extension. It is considered that there would be marginal overshadowing from the proposed extension, but as it is to the

east of no. 316 and stepped away from the boundary by some 1m, and thereby is not considered to result in unacceptable loss of light or overshadowing to no. 316.

The additional fenestration proposed, i.e. the rooflights/rooflanterns into the flat roofs of the rear and side extensions are not considered to result in material harm to the existing residential and visual amenities of the neighbouring properties.

Recommendation:
Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 11.01.2022

Authorised by: Peter Barnett Date: 12 January 2022