Development Control – Delegated Officer Report

Application Number: AWDM/0088/20 Recommendation – APPROVE

Site: 5 Bergamot Crescent, Shoreham-by-Sea, BN43 6JH

Proposal: Single storey extension to rear of converted garage to form garden room (including proposed wall on southern boundary).

Date of site visit: 14.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a semi-detached dormered chalet style bungalow, with a detached single storey flat roof former garage, which is onto the boundary with no. 3. Directly behind the former garage is a shed, which is also to the boundary with no. 3. The dwelling also has a rear extension.

No. 3 is a similar designed semi-detached dormered bungalow, and its side garage abuts the application site's former garage. Indeed the side of the street which houses the application site generally comprises dwellings of the same design.

The application seeks permission for a wall on the boundary with no. 3 measuring approx. 4.3m wide x 2.1m high.

The main part of the application is for an extension off of the existing converted garage and abutting the proposed boundary wall in order to provide a garden room. The garden room will measure some 5.58m x 3.7m x 2.55m high.

Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the single storey extension to the rear of the converted garage and the new boundary wall.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The new boundary wall is shown to also be the new back wall of the proposed garden room, and will be slightly longer than the garden room by approx. 900mm.

The garden room will be deeper than the existing converted garage by approx. 1.5m, and the corners of the building will be built at an angle.

The resultant garden retained will be some 4m to the side and approx. 7m behind the extension to the rear boundary. Other properties within this stretch of road have similar rear extensions to the proposal, and thereby have similar resultant gardens, thereby it is considered that the proposal will be in character with its surroundings.

Residential Amenity

The residential properties that could be affected by the proposed garden room are no.'s 3 and 7 Bergamot Crescent and no. 10 Tarragon Way which abuts the application site to the rear.

No. 10 Tarragon Way is some 20m distant from the proposal and thereby will not be materially affected.

The extension at some 4m from the side boundary with no. 7 Bergamot Crescent and would look onto the boundary fence to that property. It is not considered that the use of the garden room would result in any greater harm to no. 7 than using the garden itself.

No. 3 will see the increased height of the garden room above the existing fence. The proposed height difference being approx. 550mm above a standard 2m high fence or 450mm above the new boundary wall which would be some 2.1m. The extension is to the north of no. 3 and thereby will not result in an unacceptable loss of light to no. 3. It is thereby considered not to result in material harm onto no. 3

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in south side elevation

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 24.02.2020

Authorised by: Peter Barnett Date: 28 February 2020