Development Management – Delegated Officer Report

Application Number: AWDM/0259/24 Recommendation – APPROVE

Site: 14 Kingston Way, Shoreham-by-Sea, BN43 6YA

Proposal: Proposed single storey rear extension.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is located on the south side of Kingston Way, Shoreham, and is a detached bungalow, with a vehicular access and drive. It has a rear conservatory and other outbuildings within the rear garden area positioned close to the boundary with no. 15.

The street comprises predominantly detached bungalows, and many have undertaken rear extensions and/or roof dormer extensions.

Kingston Way runs parallel with the A270 a multi-lane carriageway. A landscaped buffer with hedging and trees separates the two roads.

The site is not a Listed Building and is not within a Conservation Area.

The Proposal:

The application seeks permission to:-

- Provide a single storey, flat roof rear extension;
- Measuring 4m deep x approx. 4.95m wide x approx. 2.75m high (excluding lantern rooflight).

Consultations: None.

Representations: None received

Relevant Planning History: None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The proposal is to the rear of the property and thereby will not be readily viewed from the street. Currently a conservatory exists on the area where the rear extension is proposed.

The rear extension will be of the same width and position as the existing conservatory, however, it will be longer by just over 1m. Full glazed doors with wing windows either side, are to be positioned on the rear, south, and a window will also be put into the side, west, elevation. No window is proposed in the east elevation. There will also be a lantern roof light in the rear extension.

The east elevation is some 930mm from the mutual boundary with no. 13 who have a covered way at this point, and thereby will not be affected by the new extension in any material manner.

The west elevation with the window faces towards the inner fence of the application site, and thereby will not materially overlook no 15.

Finally, the rear windows and glazed doors will face down the garden to the boundary with properties to the rear in Franklin Road, and the separation distance between the rear of the proposal and the rear elevations of the properties in Franklin Road is over 22m, and thereby they will not be affected by the proposal

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 11 April 2024

Authorised by: Peter Barnett Date: 11 April 2024