Development Management - Delegated Officer Report

Application Number: AWDM/1336/21 Recommendation – APPROVE

Site: 183 Church Green, Shoreham-by-Sea, BN43 6JW

Proposal: Two storey rear extension

Date of site visit: 03.09.2021: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the east side of Church Green, close to its junction with Middle Road, and is a two storey, detached, pitched roof dwelling. But it is linked to its neighbour by the garage, which is attached to its neighbour's property.

Due to the curve in the road, the property sits forward of its neighbours to the north and to the south, and because of its siting, it has a longer rear garden than its neighbours too.

The close neighbouring properties are also two storey and are of a similar design. Other properties within the area are not of the same design. Many dwellings have undertaken extensions to their properties, predominantly conservatory type extensions.

Proposal:

The proposal seeks permission to provide a two storey rear extension of the same height and width as the existing dwelling.

The proposed extension is shown to be some 3m in depth x approx. 6m wide x 7.1m high and will have materials to match the existing dwelling.

Consultations: None

Representations: None received

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 a residential property 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 two storey rear extension, together with the use of matching materials, will reflect the design and proportions of the existing dwelling. Further, as the site has a relatively long rear garden, the resultant garden would be some 13m in depth, which would be acceptable.

The gap between the side elevation of the extension and the boundaries to its neighbours will be some 2m either side, which is considered an acceptable distance so as not to result in any material harm onto either no.'s 182 to the south or 184 to the north.

However, both of the neighbouring properties have secondary windows in their side elevations. The first floor window in no. 182 appears to be an over the stairs window; and the windows to the side elevation to no. 184 are a landing window on the first floor and a cloakroom on the ground floor. It is thereby considered that the existing residential amenities of the neighbouring properties will not be materially affected by the proposal.

There will be glimpses of the rear extension from outside of the site, but these glimpses are not considered to result in a loss of visual character to the street scene.

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: 07.09.2021

Authorised by: Peter Barnett Date: 8 September 2021