Development Management – Delegated Officer Report

Application Number: AWDM/0025/24 Recommendation – APPROVE

Site: 51 Beach Green, Shoreham-by-Sea, BN43 5YE

Proposal: 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 situated on the south side of Beach Green within the Shoreham Beach Estate, and is an extended, two storey detached dwelling. The extensions include a single storey wrap around the side and front of the dwelling and a single storey rear extension.

Beach Green comprises predominantly detached dwellings on the south side of the road in the locality of the application site and a mix of detached, semi-detached and terraced dwellings on the north side of the road. Further, there is a mix of designs and heights of properties within the street and locality.

The site is within a flood zone, and the appropriate Environment Agency form has been submitted with the application.

The Proposal:

The application seeks permission to provide:-

- Single storey flat roof rear extension, measuring approx. 3.9m wide x 3.5m deep x 3m high.

Consultations: None

Representations: None received

Relevant Planning History:

AWDM/1425/22 Proposed first floor extension over existing single storey extension to create annex for family member, new driveway with hard and soft landscaping. **Approved 29.11.2022**

AWDM/1497/14 Single storey front extension to increase existing utility room/w.c. (single storey rear extension to be built under permitted development). **Approved 06.02.2015**

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15, 36
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

This application seeks to provide an extension to the rear of an earlier extension (AWDM/1425/22). This earlier permission was for a first floor over an existing ground floor extension. The first floor was to provide a bedroom and a shower room. The existing ground floor extension was shown as an annex and it was proposed to change this to a kitchen and living space with stairs leading up to the new first floor bedroom and shower room. The application has not as yet been constructed.

The current application looks to disperse with the first floor element of the 2022 permission and create the accommodation for a visiting family member on the ground floor only.

The accommodation the proposed extension will provide is ancillary to the main dwelling, and will comprise a living/kitchen, with a bedroom and a shower room within the existing extension section. The accommodation will be accessed off the main house, and there will be doors to the rear of the extension to gain access to the garden. It is considered that a condition be attached to any permission, limiting the use of the accommodation for purposes ancillary to the occupation and enjoyment of the dwelling, would be reasonable.

The extension will be no closer to its neighbour to the east, and no windows are shown within the east elevation of the extension, and it would be reasonable to apply a condition restricting windows in this elevation. The extension itself, being a flat roof single storey extension, is not considered to result in any unacceptable harm to its neighbour to the east by way of overbearing or overshadowing, and therefore will be an acceptable form of development.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.02.2024

Authorised by: Peter Barnett Date: 19 February 2024