Development Control – Delegated Officer Report

Application Number: AWDM/1262/20 Recommendation – APPROVE

Site: 32 Cheal Close, Shoreham-by-Sea, BN43 5RQ

Proposal: Single storey rear extension

Date of site visit: 05.10.2020 : Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site, and site visit photos.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 32 Cheal Close is an attached bungalow, situated within the Shoreham Beach Estate, and is located on the north side of the road. The property is positioned end side onto the front, with the longer stretch of dwelling running into the garden area, this is generally characteristic of the north side of the road. The dwelling is linked to its neighbour by an attached garage.

The application seeks permission to provide 1no. single storey, flat roof, rear extension. A second side extension is proposed to be dealt with by way of a Lawful Development Certificate, and therefore will not be considered here.

The proposed rear extension will measure, as amended, approx. 4m deep x 7.6m wide x 2.8m high

Relevant 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 single storey rear extensions.

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

Amenity

The elevations to the street will not be altered in any way, as the extension proposed is at the rear. Many of the properties within Cheal Close and beyond have had rear extension in some form, mostly flat roof extensions and often two or more extensions joining up with one another.

The proposed rear extension will follow the side elevations of the existing dwelling and will extend into the rear garden by some 4m. The current garden length behind the dwelling is approximately 12m and following the construction of the rear extension would leave a length of approx. 8m. However, viewing the properties within Cheal Close on Google Maps 3D, it is clear that the garden depths on this side of Cheal Close (north) diminish to the west, with no. 50 having a rear garden of approx. 6m, slowly rising to 7.5m (no.44), incrementally increasing to approx. 11m (no. 36), 12.5m the application site with the deepest garden is no. 26 has a garden length of some 15m. (Some of these properties have undertaken rear extensions therefore these garden lengths may be altered accordingly). The resultant garden of the application site of 8m is thereby in accordance with the character of the street.

The rear extension as proposed will be some 1.5m from the mutual boundary with the neighbouring property no. 30, who currently have no built form to this part of their land. The height of the extension will only be some 800mm above a standard fence height. No. 30 has a rear extension and has a staggered relationship with No.32 which is set further back to the rear. The extension will therefore have some impact on the outlook and light to the rear window in the extension at No.30, but it has been reduced to 4m depth (from 5m) and, on balance, the impact is now considered to be acceptable.

There is a greater distance of approx. 5m to the mutual boundary with no. 34 who also do not have any buildings to this part of their land.

It is thereby considered that the proposed extension will not result in any material harm to either of the side neighbouring properties.

The property to the rear, no.52 Riverside Road, will be only 16m from the proposed rear elevation of the extension (currently 20m). The proposed new room in the extension will be a bedroom with glazed patio doors on the rear elevation. Although not full length, there is an existing bedroom window within the rear elevation and, while closer, it is not considered that it will result in a material adverse impact on the visual or residential amenities of No.52. Separation distances between Cheal Close and Riverside Road are generally less than the usual 22m.

Recommendation

APPROVE subject to the following condition(s)

1 Approved plans
2 Standard time limit
3 Materials
4 No windows to side elevation facing no. 30
5 Obscure glaze east side window

Informative

1. Approved following amendments
2 For the avoidance of doubt, it should be noted that this application does not include the single storey side extension indicated on the layout plan.

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

Case Officer: Eve Hearsey Date: 06.10.2020

Authorised by: Peter Barnett Date: 6 October 2020