Development Management - Delegated Officer Report

Application Number: AWDM/0382/19 Recommendation – APPROVE

Site: 40 Parkside, Shoreham-by-Sea, BN43 6HA

Proposal: Proposed single storey rear extension.

Date of site visit: 08.05.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The site comprises a two storey semi-detached dwelling situated on the east side of Parkside which is a private road. The property has a hip to gable extension with a rear dormer, and a mono-pitch single storey rear extension.

Neighbouring property no. 38 to the south has two storey rear extension and a single storey rear kitchen extension.

The proposal seeks permission to infill the gap between the existing two storey rear extension and the boundary with no. 38. It would have a mono-pitch roof, with the highest part of the roof linking to the existing two storey section and the eaves to sit behind the boundary with no. 38. The extension would measure approx. 5m deep x 3m wide x 3m high to the ridge and 2m high to the eaves. A gap of some 200mm will be left between the extension and the boundary with no. 38

Representations: 1 letter of representation from no. 38

- The existing guttering from the new east facing roof is inadequate and should be revisited
- Apart from the drainage issue, we have no other comments on the proposals received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Relevant Planning History:
SU/73/02 Two storey rear extension **Approved 02.05.2002**

ADC/0153/09 Certificate of proposed lawful use or development for proposed roof conversion with addition of part-hipped side gable and rear dormer **Issued 27.05.2009**

Planning Assessment

Principle:

There is no objection in principle to the proposal which would provide a single storey extension. The key concerns are the effects on the residential and visual amenities on the neighbouring properties and the character of the locality.

Visual and residential amenities:

The dwelling is a two storey semi-detached property; and the neighbouring property to the south has undergone a rear two storey extension and a single storey kitchen extension.

The proposed extension will be single storey and seeks to infill the gap between the existing two storey section and the boundary with no. 38. It would have a mono-pitch roof sloping up from the boundary line to link with the two storey element. 3no. rooflights are proposed within the new roof. Retractable doors are proposed on the rear (east) boundary. Internally walls would be removed from the existing dwelling to link into the new space created by the proposed extension, in order to provide open plan accommodation by way of a kitchen/dining/living space.

The extension would be some 200mm off the boundary with no. 38 and the plans indicate that the guttering relating to the new extension would be contained within the application site.

No. 38 has an existing flat roof single storey rear extension of approx. 2m in depth within the recess section of their property, and the proposal would be some 3m longer than this extension. This figure is within the parameters set out with the Development Management SPG relating to extensions and alterations to dwellings.

Residential amenities:

The property that could be affected by the proposal is no. 38 Parkside, being the adjoining dwelling. The proposed extension is to the north of no. 38 and will be contained within the existing envelope of the dwelling, i.e. it will not protrude out further than the existing rear elevation of the dwelling. The extension will be approx. 3m longer than the extension at no. 38. The proposal will not result in a material effect on the residential amenities of no. 38

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials to match existing
4. No windows in south elevation

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

Informative:-

1. Approved without amendments

Case Officer: Eve Hearsey Date: 31.05.2019

Authorised by: Gary Peck Date: 31 May 2019