Development Management - Delegated Officer Report

Application Number: AWDM/1298/21 Recommendation – APPROVE

Site: 1 The Lynchetts, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear/side extension (garage removed)

Date of site visit: Photos and Google Maps used

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

AWDM/0819/20 July 2020

The application site is a two storey semi detached dwelling in the eastern corner of The Lynchetts, a cul de sac in north Shoreham. To the east side of the site is the rear of a row of two storey terraced properties, Normanscourt. These are approximately 15 metres away. To the front of the site is an enclosed parking area for residents. The application site has a front garden, driveway to the side and detached garage set back to the rear.

Permission was granted for a single storey side and rear extension will lean to roof in July 2020 AWDM/0819/20. The extension was 2.5 metres wide and projected by 1 metre to the rear. The current application seeks consent for a flat roof extension to the side and rear of the dwelling. The extension is 2.4 metres wide and 9 metres in depth, set back to a greater degree than the previous consent however projecting to the rear by 3.2 metres.

Amended plans have been received to show the window and French doors on the side elevation of the extension to be obscurely glazed.

Representations

None 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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed extension will be clearly visible within the street scene. It will be set back from the front elevation of the main house and the width and single storey level give rise to an extension which is subservient to the main dwelling. The change in design to a flat roof is not considered to be out of keeping in the street scene. The host dwelling and other neighbouring properties have uniform flat roof porches with flat roof garages visible within the locality. There are also other examples of flat roof side extensions within the street scene.

Residential amenity

The extension will be visible from the rear of properties in The Avenue to the south and Normanscourt to the east. Due to the limited scale and single storey height the extension will not result in any significant loss of light or overbearing impact. The side French doors and window have been changed on the plans to show obscure glazing to protect the gardens and properties to the side from being overlooked to protect privacy. Despite the wall and fence on the boundary this was deemed necessary to avoid an unneighbourly impact.

The rear extension is increased in depth from that previously permitted however it does not extend beyond the existing single storey extension at the attached dwelling therefore no adverse impact will occur here.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east elevation
5. The French doors and window on the east elevation shall be fitted with obscure glazing.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 4th August 2021

Authorised by: Peter Barnett Date: 4 August 2021