Development Management - Delegated Officer Report

Application Number: AWDM/1286/20 Recommendation – APPROVE

Site: 20 Middle Road, Shoreham-By-Sea

Proposal: Single storey rear and side infill extension

Date of site visit: 7th September 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey terraced property with rooms in the roof. There is an existing two storey rear projection and recessed area to the side. Consent is sought to add a single storey wrap around extension to the side and rear of the two storey projection to infill the recess and project 1.95 metres beyond to the rear. This will provide an open plan kitchen diner with glazed doors to the rear.

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 extension is to the rear of the property and therefore not visible within the street scene. It is a flat roof, low level addition which is in keeping in scale with the existing dwelling. The extension will be rendered to match existing.

Residential amenity

The main property to be affected is the attached dwelling to the east. This building is of similar design with a rear two storey projection and recess adjacent to the boundary. This has been partly filled with a plastic lean to building which appears to be used as storage and in need of repair, it does not appear to be a usable habitable space. The boundary wall is also dilapidated, beyond this is a fence which is 2 metres high.

The proposed extension will be built adjacent to the boundary and therefore enclosing the adjacent space. There are no windows on the side elevation of the neighbouring property to be affected and the rear windows of the projection are at such a depth and distance from the boundary to not be affected. The existing lean to currently has limited outlook with an obscurely glazed door to the rear. It is considered that the proposed extension will reduce some light to this structure yet, due to it not being a habitable space, it is not considered that this impact would warrant a refusal in this case.

The extension projects beyond the two storey section at the application site by 1.95 metres, this will be adjacent to a lean to single storey extension at the adjacent dwelling to the west. There will therefore be no adverse impact upon this property.

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 or west elevations of the extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 17th September 2020

Authorised by: Peter Barnett Date: 21 September 2020