Development Management - Delegated Officer Report

Application Number: AWDM/1504/21 Recommendation – APPROVE

Site: 8 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Single storey extension to rear.

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 and Surroundings:

The property lies on the north side of the Marlinespike, and is a semi-detached, dormered bungalow at both front and rear.

The street scene comprises a mixture of semi-detached and detached, dwellings the predominance of which are bungalows, although many are dormered and many also have ground floor extensions.

The adjoining neighbour at no. 6 has a single storey conservatory type rear extension.

Proposal:

The proposal seeks permission to provide a single storey rear flat roof extension, measuring some 8m wide x 3m deep x 2.8m high

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The proposed single storey rear extension will be quite modest with regard to its depth, and will fully conform with the guidance of the SPG Development Management Standard No. 2 'Extensions and Alterations to Dwellings', which suggests a depth of 3.5m would be acceptable, so as not to cause unacceptable harm onto the neighbouring properties. Therefore as the proposal is at a depth of 3m it is not considered that the proposal will result in any material harm to its neighbouring residential properties.

A window is shown within the west side elevation and will be approx. 3.7m from the side wall of the neighbouring property no.10. The window head will be some 2.1m above ground level which would make it approx. 100mm above a standard height side boundary. The boundary treatment between the application site and no. 10 is an approx. 1.8m high brick wall, and although no. 10 has a window in its side elevation, it is positioned to the side of the proposal and therefore there will be a limited opportunity for overlooking into this window.

No. 6 to the east, has an existing conservatory type rear extension, and the proposed extension will protrude approx. 1m further out than the neighbouring extension. As the extension will be to the west of no. 6, there is the potential for overshadowing from the height of the extension and its depth. However as the depth is only 3m which not only accords with the aforementioned SPG Development Management Standard No. 2 'Extensions and Alterations to Dwellings', but other than the fact that the height is greater than the existing eaves of the original dwellinghouse, the extension would have been permitted development. The depth of the extension, is thereby considered to be acceptable.

As there will be a section of the proposal onto the boundary with no. 6, it is considered to be reasonable to apply a condition to any permission restricting the use of windows on this elevation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.11.2021

Authorised by: Peter Barnett Date: 3 November 2021