Development Management - Delegated Officer Report

Application Number: AWDM/1681/21 Recommendation – APPROVE

Site: 31 Tarragon Way, Shoreham-by-Sea, BN43 6JG

Proposal: Single storey rear extension.

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 west side of Tarragon Way, and is a linked, semi-detached, high pitched roof 1 ½ storey dwelling. The dwelling has an existing rear conservatory type extension and it also has a front and a rear dormer, there is also a garage sited to the rear of the dwelling, onto the boundary with, and abutting with the neighbouring properties garage at no. 33. The front amenity area has no marked boundary around it and thereby appears to be open plan.

The property is not a Listed Building or in a Conservation Area.

The street scene comprises dwellings of a very similar design and style to the application site i.e. semi-detached properties with front and rear dormers and a high pitched roof.

Proposal:

The proposal seeks permission to replace the existing rear conservatory with a single storey flat roof extension measuring approx. 3.5m wide x 3m deep x 2.7m high (excluding rooflight).

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 1 ½ storey residential building design is reflected within the street scene and many properties within the area have rear extensions. The proposed rear extension will be marginally larger than the existing rear conservatory by approx. 400mm wider, 300mm deeper and 500mm higher. These are marginal differences, and coupled with the fact that there is a garage next to the proposed extension to the north of the extension, which will largely screen the extension from view from no. 33, and the adjoining neighbour at no. 29 has a rear conservatory extension which is approx. the same depth and height as the proposal, the proposed extension is not considered to result in a material loss to residential or visual amenities of the neighbouring properties.

There is a fence approx. 2m high separating the application site from the property to the rear, and there is a separation distance of approx. 15 from the rear of the extension to the dwelling and this is considered to be more than sufficient so as there will be no harm to the rear neighbour, no. 3 Japonica Close.

NB: The plans also show the provision of a second tier dormer to the rear roofslope, this dormer is not part of the submitted planning application, and thereby is not being considered here.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1 Approved without amendments

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

Case Officer: Eve Hearsey Date: 21.10.2021

Authorised by: Peter Barnett Date: 21 October 2021