Expiry Date – 8/7

Development Control – Delegated Officer Report

Application Number: AWDM/0831/21 Recommendation – Grant

Site: 11 Mulberry Close, Shoreham

Proposal: **Proposed single storey side annexe extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24/6

Site and Surroundings

This application relates to an extended 1960's chalet bungalow on the north side of the Close as it turns the bend into the hammerhead. It has been extended to the west side with a two storey extension. It has a large side and rear garden.

The site is not in a conservation area and the house is not listed.

Proposal

Planning permission is sought to add a flat roofed side extension to accommodate an annexe and garage which would run parallel with the angled west side boundary. The annex will accommodate the current homeowners and their daughter and family will move into the existing house. The existing garage will be converted into a room.

The extension measures 5.28 metres wide at the front and 10.75 metres at the rear. It is 11.8 metres deep and 2.95 metres high with a mock pitch roof at the front. A revised block plan shows the extension set off the side boundary at the front by a minimum of 1 metre and at the rear by 4.3 metres. It is set off the rear boundary by 2.1 metres.

The annexe will have its own front door but will be linked internally to the main house. It will include a kitchen/diner/living room with en-suite bedroom as well as a separate shared WC and garage.

Relevant Planning History

SU/106/02 - Two-Storey Extension On West Side (Including Garage). Granted

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including Development Management Standard No. 1 Space Around New Dwellings and Development Management Standard No. 2 Extensions and Alterations to Dwellings.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

This house is already different from others in the street as it has already been extended to the side. It benefits from a large side garden. The proposed extension will be narrower at the front than the rear and will recede into the plot. It will not be obtrusive in the streetscene and will not project in front of No. 10, to the south, which has a garage addition nearest. It will not be harmful to local character.

Neighbour amenity

No. 10 has high hedging, trees and shrubbery inside its garden on the shared boundary and as such this addition will not be visible to them from their garden. The rear boundary with Hawkins Road properties is defined by hedging approximately 2 metres in height and fencing. Hawkins Road gardens are approximately 25 metres in length. Two high level windows are shown in the rear wall 1.7 metres off floor level. No overlooking will occur.

The addition will not be harmful to neighbour amenity.

Part of the side garden will remain together with a rear garden in excess of 160 sqm. A new garage is being created and there is additional off street parking for ¾ cars.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials
4. The extension hereby permitted shall be occupied for purposes ancillary to the residential use of the dwelling known as 11 Mulberry Close only and shall not be self contained for primary occupation purposes.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 29.6.2021

Authorised and signed by: Peter Barnett Date: 29 June 2021