Development Management - Delegated Officer Report

Application Number: AWDM/2248/21 Recommendation – APPROVE

Site: 282 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BF

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is situated on the north side of Upper Shoreham Road, and is a 2 ½ storey, semi-detached white painted rendered dwelling, with front and rear dormers. The property is on rising land from the street.

The front amenity area is mainly hardsurfaced for parking and there is a vehicular access. An access between the application site and its neighbour no. 284 runs between the side of the properties to the rear and leads to a further parking area and a garage relating to no. 284. No. 284 has a single storey rear extension and a front and rear dormer.

The street scene comprises a mixture of terraced, semi-detached and detached dwellings predominantly two stories. Many of the properties have rear extensions and/or dormer extensions.

Proposal:

The application seeks permission for a flat roof single storey rear extension measuring some 5m deep x 5.8m wide x 3m high (excluding the roof lantern). There are no windows shown on either of the side elevations; and the rear elevation will have full glazed French doors and a window.

Representations: None received

Consultations: None

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 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 surrounding area.

Visual & Residential Amenity

The proposed rear extension will be across almost the full width of the property and will protrude out 5m from the rear wall of the dwelling. The rear extension will be approx. 1.5m deeper than the adjoining neighbours' rear extension at no.280, and it will lie to the northwest of that property. It is not considered that the additional depth to that of no. 280 would give rise to any material overbearing or overshadowing to that property or any material loss of visual or residential amenity, and a condition limiting windows on the east side of the extension would be reasonable.

The top corner of the extension, will come to approx. 300mm of the mutual boundary with no. 284, with the bottom section, where it adjoins the dwelling, will be some 1.2m from the boundary, and will lie to east of that property. Further, there is the driveway separating the side wall of the extension from the neighbouring property, plus the addition of the side boundary fencing to no. 284. Again, a condition limiting windows on the elevation facing no. 284 would be reasonable.

Recommendation:

Approve:
Subject to Condition(s):-

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

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 25.01.2022

Authorised by: Peter Barnett Date: 25 January 2022