Expiry Date - 14/04/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0253/23 Recommendation – APPROVE

Site: 7 Monarch Way Shoreham-by-sea West Sussex BN43 6DL

Proposal: Single storey rear extension

Date of site visit: 03/04/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the east side of Monarch Way within a relatively new build housing estate. The property is a two-storey semi-detached household comprising facing brick elevations and a tiled gable roof. There is a garage with parking space in-front attached to the side (north) of the property which is set back from the principal front of the dwelling and projects marginally from the rear building line into the rear garden. The rear garden space of the property is of an adequate size and is comprised of predominantly a grass area with patio area to front. Raised garden beds border the side boundaries and a raised decking area projects from the row of garages which abut the curtilage of the property to the rear.

Properties in the surrounding area are of a similar form, massing, and design. The attached property to the south No. 9 is a mirrored copy of the application property, the only notable difference is No. 9's smaller rear garden space.

Proposal:

Permission is sought for a single-storey rear extension with mono pitch roof comprising matching materials to the existing dwelling.

The proposed extension would project a maximum of 3.59m from the rear of the dwelling (approximately 2.55m when viewed from the north owing to the existing garage which projects from the rear), have a width of 5.57m, and a peak height of approximately 3.4m, sloping to 2.5m at eaves height.

The only opening are proposed to the east (rear) and these would be bi-fold doors and 3No. roof lights.

Representations:

At time of writing this report, one representation in support of the application was made by the occupant of the attached neighbour to the south (No. 9).

Consultations: None.

Relevant Planning History:

The housing estate the application property belongs to was built in the last decade or so as a result of Planning Permission relating to the development of the former Southlands Hospital under AWDM/1340/14. Subsequently, Permitted Development rights at the application property have been removed.

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 character and appearance of the surrounding area the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The works proposed would not be harmful to the street scene by virtue of its positioning to the rear of the property and therefore out of visual point to the public realm. The proposed materials, proportion and design of the extension would be sympathetic to the existing character of the dwelling and surrounding area. The side (north) elevation would align with the original side elevation of the dwelling which denotes a harmonious layout.

Whilst it is acknowledged that the application property is located within a relatively new build housing estate with no evidence of other rear extensions in the surrounding area, it is considered that the proposal would not be detrimental to its distinct modern character and there are no visual amenity grounds to resist the proposal; the proposed scale, massing, and form of the development is considered acceptable when read within the context of the dwelling and surrounding area.

Due to the relatively short gardens and tight-knit nature of this estate, and that on the adjoining estate to the west, extensions have previously been limited to a maximum depth of around 3m. In this case, however, due to the position of

this semi-detached pair of dwellings in relation to other houses, and the additional depth of the garden compared to other properties, the proposed extension of 3.59m is considered to be acceptable.

Residential Amenity

The proposed extension would project from the rear of the property alongside the boundary with the attached neighbour No. 9 to the south. It is considered the additional 0.09m depth to what is advised in the Council's DM Standard (3.5m) would not give rise to material impact on this neighbour owing to their position to the south of the application property. There would be no unacceptable loss of light and the extension would not be unacceptably overbearing on this neighbour.

The extension would project a reduced 2.55m (approximately) when viewed from the north owing to the presence of the garage. This depth is considered modest and would have no impact on the neighbours to the north by virtue of the separation distance.

The openings proposed would be orientated to the rear (east), in the direction of already established openings. Thus, no unneighbourly overlooking would occur.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials

Informatives:-

1. 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.

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

Case Officer: Jason Albon Date: 04.05.2023

Authorised by: Peter Barnett Date: 4 May 2023

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