Development Management - Delegated Officer Report

Application Number: AWDM/1577/21 Recommendation – APPROVE

Site: 170 Downside, Shoreham-by-Sea, BN43 6HD

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 application site is located on the north side of Downside, and is a hipped roof, semi-detached bungalow, with rooms in the roof, and associated dormers on the side and rear roofslopes. There is an existing small rear extension. There is a shared drive leading to a garage to the rear of the dwelling and positioned very close to the boundary with no. 172. The property is on rising land with the rear garden area being higher than the front.

The neighbouring properties are variations of the theme with regard to type of dwelling, i.e. with gabled forward protrusions. Many have front dormers and/or front rooflights, and also rear extensions

Proposal:

The proposal seeks permission to remove the existing rear extension and replace with an angled rear extension measuring some 5m in width where it adjoins the rear wall of the dwelling x 3.8m wide on the outside elevation. 4m in depth and 3m in height.

The extension will have a false pitched roof, and a flat top, with a rooflight within the flat roof.

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 front of the property will not be altered, purely the rear, therefore the street scene will not be affected by the proposal.

The proposed extension will be deeper than the existing conservatory by approx. 1.5m, and it will be slightly closer to the adjoining neighbouring property no. 168, by approx. 400mm**,** but there will be less glazing on the elevation facing no. 168, going from a full width of glazing down to a window approx. 1.4m wide, and using the 45^0 rule the extension will not result in overshadowing of the neighbouring property no. 168.

The extension will also be wider than the existing conservatory, coming to the side elevation of the dwelling, and thereby will be closer to no. 172 , however there are no windows shown in the side elevation facing and a condition restricting windows will be reasonable. And as the proposal will be to the east of no. 172, it will not result in any material overshadowing either.

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: 24.09.2021

Authorised by: Peter Barnett Date: 24 September 2021