Development Control – Delegated Officer Report

Application Number: AWDM/1364/19 Recommendation APPROVE

Site: Aurigny, Queens Place, Shoreham-by-Sea, BN43 5AA

Proposal: Single storey rear extension

Date of site visit: 08.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is a 1930's corner property located on the west side of Queens Place, with Ravens Road to the south. The property is a two storey end of terrace dwelling which looks in a poor condition. The site is elevated from the pavement and there is a raised piece of land between it and the pavement. Currently the flank wall of the dwelling and the side boundaries of the front and rear gardens, directly abuts the side pathway.

The site is located within the Shoreham Conservation Area.

The locality is a town centre location and Queens Place and other properties to the east are characterised by terraced dwellings. The property directly to the rear (west) was a large two storey residential property (Cecil Norris House) which has very recently been demolished, but will be re-built with a part 3 storey and part 2 storey block of 15no. flats.

Proposal

Planning permission is sought for a full width mono pitch rear single storey extension, measuring 6.03m wide x 3.3m deep x approx. 3.6m high. The roof will have 3no. rooflights and the rear elevation will have 4m wide bifolding doors. The side wall of the extension will abut the pavement and will form the boundary wall.

Relevant Planning History: None

Consultations:

Design & Conservation Architect: No objections

ADCAG ~ No objections

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15, 17
Development Management Standard No.2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a residential extension. The key concerns are the effects on the existing and residential properties and the proposed residential occupier, together with the visual amenities of the locality and the designated Conservation Area.

Visual and Residential Amenity

The site lies within the Shoreham Conservation Area, and is a 1930's end of terrace two storey dwelling which has been left to fall into disrepair. The new owner is currently working on the dwelling to refurbish and modernise the property.

The house is of small proportions and the proposed rear extension will provide an improved standard of living for the future occupier by delivering an extended kitchen/diner and opening up views to the garden.

The depth of the proposed extension will be 3.3m which conforms with the Adur SPD Development Management Standard No.2 – Extensions and Alterations to Dwellings which states:- 'On semi-detached or terraced dwellings single storey rear extensions which abut, or are within 1m of a common side boundary within an attached dwelling, should normally be no deeper than 3.5m.'

The SPD also suggests that a rear extension should normally allow the retention of a rear garden length of 11m, the proposal sees the retention of a 10m deep garden, the width of the garden is approx. 6m, which means that the resultant rear garden area would be some 60 sq.m. Appendix 1 – Garden Area of the SPD suggests that the garden area requirement for a 2 bedroom terrace dwelling is 50 sq.m, thereby, the resultant garden for the application site of 60 sq.m is considered acceptable.

There is an existing, approx. 2m high fence directly off of the side/rear elevation of the dwelling to the street elevation and the new extension would replace part of the fence and form the new side/street boundary. The other side of the dwelling has an older lean-to extension. The neighbouring property has a rear conservatory extension and a further rear extension.

It is thereby considered that the proposed rear extension will not result in material harm onto the neighbouring property. Whilst the side of the proposed extension will be highly visible given that it will form the side boundary, it is not considered that it will result in an unacceptable impact on the character or appearance of the Conservation Area. The rooflights will be visible from the

Conservation Area, therefore it would be appropriate to condition any approval to require Conservation style rooflights.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No windows in side elevations
5. The rooflights shall be conservation style

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 28.11.2019

Authorised by: Peter Barnett Date: 29 November 2019