Development Management - Delegated Officer Report

Application Number: AWDM/1651/22 Recommendation – Approve

Site: 10 Querneby Close, Shoreham-by-Sea, BN43 6EJ

Proposal: Single storey rear/side 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:

Querneby Close is off of St.Julians Lane in Shoreham, and no. 10 is an end of terrace, two storey dwellinghouse of a mock Georgian style. The Kingston Buci Conservation Area directly abuts Querneby Close to the west.

The nearby neighbouring area comprises a mix of two storey terrace housing; three storey block of flats and a garage compound. Some of the properties within the near area have been extended, and some have also had roof extensions by way of dormers. No. 10's neighbour to the east has a single storey rear conservatory extension.

Proposal:

The application seeks permission for:-

- A full width rear extension that continues past the end (west) elevation and kicks forward (south), thereby creating a side extension too;
- The extension measures to be approx. 7.3m wide x 4.1m deep at the overhang and some 3.8m in depth up to the back elevation of the dwelling, and 2.9m high, the extension will protrude approx. 1.3 out at the side.
- No windows are shown to the side elevations, and an angled rooflight is shown on the flat roof of the extension;
- The external materials are stated to be cement board cladding.

Relevant Planning History: None

Consultations: **ADCAG**: it is assumed that the material finishes will match existing - approve

Representations: None received

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 (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Residential & Visual Amenity:

The street scene is characterised by a mix of terraced dwellings; semi-detached; and a block of 3 storey flats. Scattered through the mix of the locality are several semi-detached dwellings of the same design as the application site.

The proposed rear extension will be wider than the existing width of the dwelling, thereby creating a side extension. Even though it will protrude to the side, because of the position of the dwelling, at the back of the Close, the extension will not be readily viewed from outside of the site.

The materials too will not match the existing dwelling but will be of fibre cement cladding, colour Anthracite Grey, which is considered will complement the host dwelling. The proposal will not harm the setting of the CA.

The extension will be stepped off of the mutual boundary with its adjoining neighbour, who have a rear extension of some 2.5m in depth, thereby the proposal will be some 1.3m deeper than the neighbouring extension, which is considered to be an acceptable increase, which will not result in unacceptable harm onto the neighbouring residential or visual amenities.

The application site is screened from the property to the west by boundary planting/hedging, and the dwelling is some distance from the extension, although there is an annex building close to the side boundary, but again because of the orientation from the proposal, is not considered to be harmed by the extension.

To the rear is the 3 storey block of flats, which also has a good separation from the application site so as not to be affected by the proposal.

Recommendation:

APPROVE subject to the following conditions:

1. Approved plans
2. Standard time limit
3. Window

Informative:

1. Approved following amendment

Is recommendation contrary to any representations? N

Case Officer: Eve Hearsey Date: 24.11.2022

Authorised by: Peter Barnett Date: 24 November 2022