Development Control – Delegated Officer Report

Application Number: AWDM/1709/20 Recommendation – Approve

Site: 54 Eastern Avenue, Shoreham-by-Sea, BN43 6PD

Proposal: Single storey wrap around extension incorporating new front porch, side and rear extension.

Date of site visit: : No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey end of terrace dwellinghouse with a hipped end roof. The street comprises several blocks of terraces. The ends of each of the terraces generally have a side amenity space within their curtilage.

The front gardens are not overly large, but many have provided a hardstanding and vehicular access off of the frontages. Many of the properties have rear extensions and or roof dormers. No. 42, also an end of terrace, has a wraparound side/rear extension.

Proposal

The proposal seeks permission for a single storey front/side/rear wraparound extension.

The extension will measure approx.:-

- 4.59m wide across the front;
- 2.65m wide across the rear; &
- 11.72m long from the front to the rear.

The height of the structure will be 2.72m on the flat roof section (excluding the flat rooflight; and 3.07m on the false pitch section.

Planning History*:* None

Consultations: None

Representations: None received.

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenities of the neighbouring properties and the character and appearance of the area in general.

Visual & Residential Amenity

No. 42 Eastern Avenue, an end of terrace dwelling, has already undergone a similar single storey front/side extension, the main difference being that it has a mono pitch roof along the side and rear section of the development whereas this current application has a flat roof for those parts.

With regard to this application, it is considered that the flat roof would be acceptable in this location as although it can be viewed from the street scene, it will not be readily viewed. The extension to the front, which will incorporate a porch, will have a mono-pitch roof on it which will link in with the existing mono-pitch roof over the front bay window. This porch extension will not be out of character with the street scene, as it reflects the existing front elevation attributes, and in any case there are other porch extensions within the locality, no. 42, and 66 being the closest to the application site.

The neighbouring property, no. 52, also an end of terrace, is positioned some 2.5m from the mutual boundary, and they do not have any ground floor side windows in this elevation to be affected. They do have a single storey rear extension which has a side window within it, which is in a similar location to the proposed rear extension part of this application. Having said this, the extension will be to the north of no. 52, and thereby is not considered to result in any unacceptable overshadowing or overbearing to no. 52.

The proposed extension is also not considered to result in any material harm onto the contiguous neighbour to the north, no. 56, as that property is located some 5.5m from the proposed rear section of the extension and in any case has its own rear extension of a similar depth as that proposed with this application.

Recommendation :

APPROVE subject to Conditions:-

1. Approved plans

2. Standard time limit
3. Materials
4. No windows in south side elevation

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.12.2020

Authorised by: Peter Barnett Date: 9 December 2020