Development Management – Delegated Officer Report

Application Number: AWDM/0650/20 Recommendation – APPROVE

Site: 71 Adur Avenue, Shoreham-By-Sea

Proposal: Demolition of existing conservatory and construction of single storey rear extension.

Date of site visit: 24.02.20 (to assess AWDM/0078/20)

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

No 71 Adur Avenue is a semi detached two storey dwelling. It has an existing rear conservatory with a wall along the boundary with the attached property no. 73. No.73 is attached to the west and there are French doors adjacent to the boundary. No. 69 to the east is not attached and there is a rear conservatory at this neighbouring property.

In February 2020 a prior approval larger home extension was refused for an extension 4 metres deep to the rear of the property, (AWDM/0078/20). It proposed to remove the existing conservatory and boundary wall and erect a flat roof extension the full width of the house. The plans showed a roof light and a sloping pitched roof. This was refused as an objection was received which required an assessment to be made of the proposal. The assessment concluded that due to the extension being greater than 3.5 metres in depth that it would exceed the depth recommended by Development Management Standards. Therefore it would result in an increased overbearing impact and loss of light than currently exists to the adjacent, attached dwelling no. 73.

The current application is a full planning application for a single storey flat roof rear extension. There are two roof lights proposed. The plans show the extension limited to 3.5 metres in depth adjacent to the attached dwelling, no. 73 and extending to 4 metres in depth on the other side of the extension. The extension will provide a family room and will be constructed in materials to match existing.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15
DM Standard No.2 SPG - Extensions and alterations to dwellings

Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal gives rise to the improvement and enlargement of a dwelling house within the built up area, this is acceptable in principle subject to there being no harm to residential or visual amenities.

Residential Amenity

The key consideration is the effects on the residential amenities of the adjoining residential properties in particular the attached dwelling no. 73 Adur Avenue. The current scheme results in a reduction of depth from 4 metres to 3.5 metres adjacent to the attached dwelling. The roof is also of flat roof design therefore the height of the extension is limited. In terms of the Development Management Standard this proposal would meet that guidance and therefore it is not considered to result in any loss of light or overbearing impact which would be significantly detrimental in this case. No windows are proposed on the side elevation of the extension and a condition is attached to restrict openings on both sides of the building to protect amenity.

Despite the extension increasing to 4 metres in depth on the east side this is considered to not impact upon the amenities of the adjacent dwelling. There is spacing between the dwellings and therefore the increased depth in this case is not detrimental.

Visual Amenity

The extension is to the rear of the dwelling and is therefore not visible within the street scene. It replaces an existing conservatory and is subservient in scale. Materials will match existing and it will therefore not be out of keeping.

Recommendation

APPROVE

1. Standard time limit
2. Approved Plans
3. Materials to match existing
4. No openings of east of west side of the extension.

Case Officer: Hannah Barker Date: 31st May 2020

Authorised by: Peter Barnett Date: 1 June 2020