Development Management – Delegated Officer Report

Application Number: AWDM/2001/22 Recommendation – APPROVE

Site: 76 Downside, Shoreham-by-Sea, BN43 6HE

Proposal: Single storey rear (north) extension with two rooflights and new decking with steps across rear garden.

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 & Surroundings:

No. 76 Downside is situated on the north side of the road, which is on rising ground. The property is a semi-detached bungalow which has been extended by way of front and rear dormers plus a rear extension. The adjoining bungalow, no. 78, has the same, indeed, many properties within the street have some form of extension to them. The street comprises predominantly semi-detached bungalows.

The Proposal:

The application seeks permission to rebuild the rear conservatory extension, on the same footprint i.e. approx. 6.4m wide x 3.5m deep, but higher to approx. 2.8m from approx. 2.2m.

There will also be works to the garden to incorporate levelling off to provide a terrace off of the rebuilt extension; steps up to the raised section at the rear which will be a terrace deck across the garden.

Consultations: None

Representations: None received

Relevant Planning Policies

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

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The rebuilt rear extension will be taller than what is being replaced, and therefore higher than the adjoining neighbouring property's rear extension at no. 78 by some 500mm. The separation between the 2no. properties at this point will be approx. 300mm, plus the boundary treatment, it is not considered that the additional height will result in any material harm to its neighbours existing residential amenities.

The changes to the garden levels appear to be a common feature amongst many of the neighbouring properties, due to the increase of height of the garden from the dwellings. Therefore, due to the fact that the garden progresses in height, there is already overlooking onto neighbouring gardens, and it is not considered that the terracing/levelling of parts of the garden will result in any material harm to its neighbours existing residential amenities either.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.02.2023

Authorised by: Peter Barnett Date: 2 February 2023