Development Management - Delegated Officer Report

Application Number: AWDM/1935/21 Recommendation – APPROVE

Site: 26 Montford Close, Shoreham-by-Sea, BN43 6YP

Proposal: Single storey rear extension with monopitched roof extending over existing extension. Application to Vary Condition 1 (approved plans) of previously approved AWDM/0692/21. Amendment: Flat roof rather than mono-pitched roof.

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:

The property is a situated on the north side of Montford Close, in Shoreham, and is a brick faced, two storey semi-detached hipped roof dwelling with a garden to the front and to the rear. The property has an existing rear single storey extension and smaller store extension, both flat roofed. Sheds/outbuildings are within the rear garden. There is also an existing vehicular access and parking space to the front of the property.

The street and area consists of similar design dwellings. There is a small enclosed playground to the rear measuring approx. 27m x 12m accessed from King George Road.

Proposal:

The application seeks permission to replace the store extension with a longer, flat roof extension measuring 6m long x 3.47m wide x 3m high

The extension will join onto the existing rear extension and slightly overlap its side elevation by approx. 700mm

Representations: None received

Consultations: None

Relevant History:

AWDM/0692/21 Single storey side extension with monopitched roof extending over existing extension. **Approved 07.06.2021**

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenity

Visually, the proposal will be seen from the street scene due to the open garden and space on the entrance to the Close, plus the new extension will be attaching to the existing extension up to the east side elevation of the dwelling.

However, the previously approved extension had a mono-pitched roof over the extension, and this roof continued over onto the existing extension, the top of this roof came up to the cills of the first floor windows and was very nearly across the full width of the house, but now the current proposal has eliminated the provision of the mono-pitched roof. The rear extension will have a flat roof only, and the flat roof will be of the same height as the existing flat roof extension. The extension will be seen from outside of the site due to the openness of the landscape, but it will be assimilated well within the context of the dwelling. It thereby will not result in any unacceptable loss of visual amenities or the character of the street scene.

Residential Amenities

Due to the large garden area to the east of the extension, appearing to relate to no. 52 King George Road, the extension will be over 20m distant from the rear No. 52 and a similar distance from no. 50 King George Road, and thereby it is not considered that the proposed extension will result in any material harm to the existing residential amenities of these properties.

The extension will be separated from the neighbouring property no. 25 by the existing extension and only approx. 2.9m will protrude from the existing extension, and this section will be positioned some 4.6m from the mutual boundary with no. 25, and thereby is not considered to materially harm the existing residential amenities of the neighbouring property.

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans
2. The development hereby permitted shall be begun before 7th June 2024
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 24.12.2021

Authorised by: Peter Barnett Date: 24 December 2021