Development Management - Delegated Officer Report

Application Number: AWDM/0931/21 Recommendation – APPROVE

Site: 120 Greenways Crescent, Shoreham-by-Sea, BN43 6HQ

Proposal: Single storey rear extension and raised patio

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 application site is located on the west side of Greenways Crescent in Shoreham, and is a 1 ½ storey, semi-detached, dormered bungalow. The property is on rising land, with the rear of the garden being lower than the front. The property has an existing vehicular crossover and a hardsurfaced front amenity area in order to park cars. Other than the existing rear dormer, there is also a conservatory rear extension.

The street scene comprises predominantly semi-detached bungalows, many with roof extensions and rear extensions.

Proposal:

The proposal seeks permission to replace the existing rear conservatory extension with a solid construction rear extension measuring approx. 4.3m deep (5.3m including roof overhang) x 6.6m wide x 3.05m high (excluding rooflight)

Representations: None received

Consultations: None

Relevant History: None

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 residential property 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 & Residential Amenity

The proposed rear extension will be some 2m deeper (3m including the overhang roof canopy), than the existing conservatory extension, however the garden is quite long, thereby the proposal will not be cramped within its surroundings. Further, the extension will be slightly set in from the boundary with no. 122 by some 250mm, and the boundary line between these properties curves away from the application site, thereby creating more space between the properties. Furthermore, the rear extension at no. 122 is slightly deeper than no. 120 by approx. 800mm, the proposed increase in length of the extension will be only approx. 1.2m. Moreover, the approx. 1m overhang roof canopy will not result in unacceptable harm onto no. 122 in view of the openness below the canopy. The raised patio not more than 300mm high and is unlikely to result in overlooking.

The other neighbouring property no. 118 is set at an angle away from the application site, and have themselves a large rear extension which sides onto no. 120, and has no windows within its side and thereby it is not considered that they will be demonstrably harmed by the proposal.

The design of the extension is relatively plain and will tie in well with the existing bungalow.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.07.2021

Authorised by: Peter Barnett Date: 2 July 2021