Expiry Date - 12/01/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/1093/23** **Recommendation – APPROVE**

**Site:** **26 Garden Close Shoreham-by-sea West Sussex BN43 6BR**

**Proposal:** **Ground floor rear extension and raised platform with privacy screen**

**Date of site visit:** 10/01/2024

**Neighbours checked: Y**

**Additional neighbour notifications:** Y – Neighbours re-notified on 22/02/2024 due to description change of the proposal to include the raised platform with privacy screen.

**Site and Surroundings:**

The application property is situated on the easterly side of Garden Close within a residential area north of Shoreham-by-Sea. The property is a semi-detached bungalow which at time of site visit had substantially completed a hip-to-gable roof conversion with front roof lights and rear dormer; this appears to have benefited from permitted development rights. The bungalow comprises a mix of white render and facing brick elevations, a concrete tiled gable roof with flat roof rear projections, and white UPVC openings.

Garden Close is only accessible via Upper Shoreham Road to the south. Properties are situated relative to the shape of the road which predominantly takes a roundabout-like form with a handful of properties situated inside the curve of the road taking up an irregular plot shape. The application property comprises the south-easterly-most plot of the properties arranged to the outside of the curve of the road and takes up an elongated form, set back from the public realm a good distance with a deep garden. The character and form of the bungalow and plot is reflective of the other properties situated to the outside of the curve along Garden Close.

The driveway to the property is particularly deep, extending from the public realm and alongside the south side of the dwelling to serve the attached garage which abuts the rear boundaries of those properties to the north side of Upper Shoreham Road. Projecting from the rear of the original bungalow and spanning the entire width of the dwelling to attach the garage is a single-storey flat roof extension. The southerly side of the extension projects at a greater depth leaving a square void in the dwellings footprint to the north-east corner adjacent the shared boundary with the attached neighbour No. 25 Garden Close. The garage surpasses the depth of these projections resulting in a staggered rear building line. A raised platform (approximately 0.75m high), with steps down to serve the lower level garden, extends from the

deeper southerly side extension. The remaining rear garden space comprises a patio area to the front and stepped up grassed area which extends to the rear along with trees and shrubberies.

The rear building line of No. 25 matches the extent of the application property's at the shared building. Ground levels rise at a moderate degree from south to north meaning the garden to No. 25 is slightly elevated, the floor levels of the two bungalows appear to match however.

**Proposal:**

Permission is sought for a single-storey flat roofed rear extension which would infill the aforementioned void to the dwellings north-east footprint, measuring 2.6m deep, 3.4m wide, and 3.6m high. The proposed extensions depth and height would sit flush with the existing southerly rear extension. The extension would create an enlarged living room with rear facing patio doors and 2No. roof lights. The extension would be finished in materials to match what exists to the rear elevation of the dwelling.

A raised platform is proposed to extend approximately 1.2m from the outer edge of the patio doors of the extension and adjoin the existing raised platform at the same height (approximately 0.75m). A 1.8m high privacy screen would be installed to the northerly edge of the platform adjacent the outer edge of the patio doors.

**Representations:** None received.

**Consultations:** None.

**Relevant Planning History:**

Planning approval at the application property for:

- Extension under SU/148/77/TP/9784, decision issued 24 May 1977.
- Conservatory under SU/257/77/TP/9548, decision issued 02 Aug 1977.
- Single-Storey Rear Extension And Alterations under SU/117/89/TP/252, decision issued 03 Jul 1989.

**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 (Revised December 2023)

**Planning Assessment**

***Principle***

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

***Visual Amenity***

The extension would not be visible to the public realm by virtue of its siting to the rear of the dwelling behind the semi-detached pair. The development therefore poses no detrimental impact to the street scene. In any event, the extension would respect the layout and character of the dwelling to the rear elevation by way of its flush design and the matching materials proposed. The occupant(s) will continue to enjoy a good sized garden. The proposal is considered acceptable on visual amenity grounds by virtue of its scale and design and given the areas context.

***Residential Amenity***

The only affected neighbour(s) would be at the attached property No. 25 Garden Close.

The proposed extensions depth would align with the existing southerly extension of the dwelling but would project approximately 2.6m beyond the rear building line of No. 25. The extension would pose a readily visible alteration to the outlook from the rear of this neighbour's property and would reduce the amount of light serving the nearside window to some degree owing to its situation to the north. Notwithstanding, the extension is considered to be of an overall modest scale which conforms to the Council's DM standard by not exceeding a projection of 3.5m and the degree of harm is not considered to be significant; the window in question is of a notably large size and the extension would only marginally intrude a horizontal line taken at a 45 degree angle from the midpoint of this window.

The proposed rear patio doors would face into the applicants own garden, therefore, no unneighbourly overlooking would occur from this element of the proposal. The shared boundary fence line with No. 25 appears to be around 2m above ground level, which leaves approximately 1.25m between the proposed raised platform and the top of the fence. Following discussions with the agent, it was agreed that the raised platform be pulled away from the shared boundary to the outer edge of the proposed patio doors (by approximately 0.6m from what was originally proposed) and a 1.8m privacy screen installed in order to overcome unneighbourly overlooking into the rear of No. 25's property. A condition of planning permission to ensure the privacy screen remains in-situ would sufficiently safeguard this neighbours privacy.

There are no residential amenity grounds to resist this proposal.

**Recommendation:**

Expiry Date - 12/01/2024

**APPROVE** subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Materials
4. No Openings North Elevation
5. Privacy Screen To Remain In-Situ

**Informatives:-**

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

| | | |
|---|---|---|
| Case Officer: | Jason Albon | Date: 02.04.2024 |
| Authorised by: | Jo Morin | Date: 03.04.2024 |