Expiry Date – 10/8

Development Control – Delegated Officer Report

Application Number: AWDM/1054/21 Recommendation – Grant

Site: 35 New Road, Shoreham

Proposal: **Single-storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 22/7

Site and Surroundings

This application relates to a narrow two storey Victorian house, with basement on the north side of New Road. The long rear garden backs onto the Co-op car park.

The property has a shallow front garden with steps up to the front door and steps down to the basement room. The property has a small front porch. The house is rendered and painted and has plastic casement windows. It has been extended at the rear with a uPVC conservatory 8.25 metres in depth. The conservatory has a height to eaves of 2.5 metres, including high level windows and a ridge height of 3.1 metres, or 3.8 metres where it meets the original back wall.

It is in the Shoreham conservation area but is not listed.

Proposal

Planning permission is sought to replace the rear conservatory with a solid extension with a flat roof, other than a domed rooflight, in a white painted render finish. The extension will measure 8.45 metres in depth and 3.3 metres in height. It includes high level windows on its west side only and a glass box on the new roof 450mm in height extending 2.2 metres from the back wall.

Relevant Planning History

SU/62/03 - Rear Conservatory

AWDM/1056/21 - Replacement of existing porches to ground and lower ground floors with new ground floor porch and bay window. Pending

Consultations

Adur Conservation Group: Approve.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the conservation area and the impacts of the development on neighbour amenity.

Conservation area

The extension is to the rear of the site and not visible from the public realm. It replaces a uPVC conservatory. It will not be harmful to this heritage asset.

Neighbour amenity

The existing and proposed extension are 2 metres beyond the rear wall of No. 37, to the east, though the main rear wall at No. 37 is 10 metres further back. No. 37 is on lower ground. Having visited No. 37 the side kitchen window and door will lose some daylight as a result of this extra height but this room also has a rear facing window and a small side window closer to the rear garden. The rear living room in the main rear wall is already behind a high boundary wall. It is not considered significant additional infringement will occur to this room.

No. 33 has a recent rear addition less than 3.5 metres behind the proposal. No significant harm will occur. High level west facing windows will not cause overlooking.

It is not considered that this proposal will have a significantly greater impact on neighbour amenity.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *No side windows - east*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 6.8.21
Authorised and signed by:	Peter Barnett	Date: 6 August 2021