Development Control – Delegated Officer Report

Application Number: AWDM/0629/20 Recommendation – APPROVE

Site: 11 Montford Close, Shoreham-by-Sea, BN43 6YP

Proposal: Single storey rear extension to replace existing conservatory.

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey hipped roof semi-detached house situated on an internal corner of a cul-de-sac, giving the site a triangular shape with a larger rear garden than most of the properties nearby.

The property has an existing rear conservatory with a brick plinth, and the application seeks to remove this conservatory and replace it with a rear single storey extension of 2no. depths.

The extension will measure approx. 3.7 deep (north section) x 3.8m wide x 3.1m high. The south section of the extension will measure approx. 5m deep x 9.8m wide x 3.1m high. A roof lantern on the north section of the extension and the height of the lantern is some 400mm

Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the rear single storey extension.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The rear extension will be wider than the existing dwelling but the land to the side of the dwelling is much wider than at the other dwellings. In this instance the gap from the side elevation of the extension to the mutual boundary with no. 10 is some 9m.

The length of the garden to the rear boundary from the extension will be some 11.3m and the gap between the extension and the boundary with no. 12 will be some 150mm

The small section protruding in width will be seen from the road, but because the property is set back from the road, it will not be readily noticeable, and indeed will not result in any unacceptable visual harm onto the character of the street.

Residential Amenity

The application site has 2no. neighbours to the side and 4no. neighbours to the rear, which could be affected by the proposal.

The contiguous side neighbours are no.'s 10 and 12 Montford Close. A direct line from the closest part of no. 10 to the side elevation of the extension is some 10m and thereby will not be materially affected by the proposal.

The proposed section of the extension next to no. 12 will have a depth the same as the existing conservatory it is replacing. A gap of 150mm is retained on the side boundary to no. 12 which will accommodate guttering. The height of the extension will be some 3m, which other than the proposed lantern, is not dissimilar to the height of the existing conservatory.

The contiguous properties to the rear are no.'s 17, 19, 21, and 23 Elizabeth Road. The rear elevations of these properties to the rear of the proposed extensions range from some 24m to 30m distant and therefore none will be materially affected by the proposal.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevation facing no. 12

Informative
1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 17.07.2020

Authorised by: Peter Barnett Date: 17 July 2020