Development Management – Delegated Officer Report

Application Number: AWDM/1649/24 Recommendation: APPROVE

Site: 320 Upper Shoreham Road, West Sussex

Proposal: Demolition of existing conservatory and replace with single storey side extension with 2 no. roof lanterns.

Date of Site Visit: 10th February 2025

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling with rooms in the roof, a front and rear dormer, garage attached to the side and rear flat roof, single storey wrap around extension and conservatory. Located on the north side of Upper Shoreham Road opposite the junction with Buckingham Avenue.

Consent is sought to remove the existing conservatory and add a single storey flat roof extension with roof lantern. The proposed extension will link to the existing flat roof addition to form an open plan enlarged kitchen and dining space. There will be a utility in part of the garage and a shower room within the existing extension. A roof lantern is proposed to both the existing extension and the new extension. The extension is to be constructed in brick. The proposed extension will be 4.1 metres in depth, deeper than the existing conservatory.

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

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

Visual amenity

The extension and associated alterations are to the rear of the dwelling so are therefore not visible within the street scene. The extension will replace an existing conservatory to form a solid structure which will link to the existing floor area. The height and depth will increase however it will still be a subservient addition in keeping in scale and design with the existing dwelling. Materials to be used will be brick which will differ from the existing render, however this is not harmful. The roof lanterns will have no adverse impact and will not be out of keeping within the context of the building.

Residential amenity

The main property to be affected is to the west, the attached dwelling. There is a single storey flat roof extension adjacent to the boundary here. The proposed extension will project beyond this by 1.3 metres; however this is acceptable as this is below 3.5 metres which is considered to be acceptable under Development Management Standard No. 2. It is noted that is a neighbouring window which faces the boundary which will face onto the proposed extension. On balance this relationship is considered acceptable. There is limited outlook in this case and the proposed extension will offer privacy to this window. This window is also not directly adjacent; there is some separation. No representations have been received here.

To the east on the boundary there is vegetation and fencing screening the existing extension from the neighbouring dwelling. The existing back door will be removed and an additional utility and kitchen window are proposed, these will not overlook in this case. The proposed lanterns will not result in an adverse impact to adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing brick.
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 11th February 2025

Authorised by: Peter Barnett Date: 11 February 2025