Development Control – Delegated Officer Report

Application Number: AWDM/1658/20 **Recommendation – Approve**

Site: **156 Old Fort Road, Shoreham-by-Sea, BN43 5HL**

Proposal: **Single storey rear extension, plus remove existing east elevation boundary wall lean-to and replace with new side extension with flat roof over.**

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

Site and Surroundings

The property a two storey detached residential dwelling situated on the Shoreham Beach Estate. It is positioned on the south side of Old Fort Road at the end of a cul-de-sac. The property has a lean-to extension positioned up to the east boundary. The lean-to abuts/runs into a wraparound rear/side conservatory, which itself wraps around and abuts a single storey rear extension.

Many of the properties on the Shoreham Beach Estate, have been extended and continue to be extended and upgraded, thereby many have dormers and extensions, indeed its neighbour at no. 158 has greatly extended from a modest bungalow to a double height contemporary dwelling in 2018.

Proposal

The proposal seeks planning permission to strengthen and upgrade the lean-to on the east boundary, and replace the conservatory with a rear extension, and associated fenestration additions/changes to both.

Planning History*:*

SU//44/97 Conservatory at rear east side. **Approved 08.04.1997**

Consultations: None

Representations: None received.

Relevant Planning Policies

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

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenities of the neighbouring properties and the character and appearance of the area in general.

Visual & Residential Amenity

The application will firm up the side boundary wall (east) that is part of the existing lean-to structure and will open up the wall in order to install 2no. high level side windows which will serve a pantry and a utility room, plus a further small window with an opening fanlight, to serve a w.c.

This east elevation wall is directly onto the boundary with the neighbouring property no. 158, where as a lean-to it has no side facing windows but offers a glazed roof. There is a marginal gap between this boundary wall and the side wall of no. 158 which on plan measures to be approx. a 2m gap. No. 158 does not appear to have any side windows looking out onto this gap, and the revised plans REV1 identify the new windows as, other than the fanlight on the w.c. window, to be fixed and non-opening, plus all the windows will have obscured glass. Therefore it is not considered that the new windows will result in any unacceptable overlooking onto its neighbour no. 158.

The existing conservatory includes a side section which has the glazed roof and also high level windows in the side east elevation. With regard to the proposal, other than 1no. high level window (referred to above), there will be no further windows in the side elevation, thereby there will be no overlooking onto no. 158 from the proposal.

The rear (south) elevation, currently has a fully glazed conservatory, which will be replaced with the rear extension with the glazed doors within it. These glazed doors will marry with the existing glazed doors on the remaining part of the south elevation. The rear extension will be no deeper than the existing conservatory thereby it will not result in harm to the existing residential amenities of no.'s 158 or 154.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

3. Materials
4. No further windows in east elevation

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 10.12.2020

Authorised by: Peter Barnett Date:10 December 2020