Expiry Date – 25/5, ppa to 14/6 requested.

Development Control – Delegated Officer Report

Application Number: AWDM/0573/21 Recommendation – Grant

Site: 47 Upper Kingston Lane, Shoreham

Proposal: **Proposed two storey side extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/5 and 11.6

Site and Surroundings

This application relates to a 1940's semi detached house on the west side of Upper Kingston Lane and southern junction with Hawkins Crescent. The property is angled towards the junction, as is the pair on the opposite corner, and has a catslide roof and double bay front gable detail. It has a detached pitched roof detached garage accessed from Hawkins Crescent. The house has been extended into the roof with a hip to gable addition and large rear dormer.

No. 47 to the south has a mono pitched single storey side addition. 1 Hawkins Road to the north is a detached bungalow with a flat roofed garage alongside the site garage.

It is not in a conservation area and is not listed.

Proposal

Planning permission is sought to demolish the garage and to erect a two storey side extension the full depth of the side wall, 3.3 metres wide with a ridge line 1.4 metres lower than the original and a double gable presentation to the side elevation.

Relevant Planning History

None.

Consultations

None undertaken

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 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 area and the impacts of the development on neighbour amenity.

Character

The extension is slightly recessed from the front and will have a considerably lower ridge line than the original property. It will not project as far into the Hawkins Crescent building line as the existing garage and whilst double storey it is considered that the reduced ridge height will ensure it is not overly prominent on this corner site. The double gable detail will also break up its mass. A gap of 2 metres is created to the boundary with 1 Hawkins Crescent, where currently there is none and 4 metres to the side boundary is created.

Neighbour amenity

No. 1 Hawkins Crescent is a bungalow and has a flat roofed garage on the shared boundary. A first floor rear bedroom window is being added but the garage at No. 1 will prevent overlooking of windows and the 'front' door of No. 1 which is in their side wall. A side bedroom window will be more than 25 metres from the houses on the opposite side of the road.

No neighbour harm will occur.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials to Match

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: 11.6.21
Authorised and signed by:	Peter Barnett	Date: 14 June 2021