Development Management - Delegated Officer Report

Application Number: AWDM/1098/21 Recommendation – APPROVE

Site: 39 Kingston Close, Shoreham-by-Sea, BN43 6LP

Proposal: Single storey side and rear extensions

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the south side of Kingston Close, in Shoreham, and is a semi-detached bungalow on a chevron shaped plot. Its neighbour, no. 40, is positioned at an angle from the application site, and stepped back. The access and drive is shared with no. 40.

The property has a rear extension, as too do many of the dwellings within the Close. Some also have roof extensions.

Kingston Close comprises predominantly semi-detached bungalows.

Proposal:

The proposal seeks permission for a single storey extension. The section to the rear, close to the boundary with no. 38, measures to be approx. 3m deep x 2.98m wide. It will adjoin the west elevation of the existing rear extension.

The second extension will adjoin the north elevation of the existing extension, and then run along the side (east) elevation of the bungalow to approx. 2.4m from the front elevation. This side extension will measure approx. 1.5m wide x 6m long.

There will also be fenestration changes to the existing extension, i.e. full glazed French doors and full length glazed side wings to the French doors; and replacement of the existing double doors and window on east elevation to a window.

Consultations: None

Representations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenity

Because of its unusual plot shape, the existing bungalow is limited in the size and positions of any rear and or side extensions. The proposal seeks to extend close to the boundary with no. 38, which could put that property in shade, but at 3m in depth, it is effectively permitted development and accords with the SPG Development Management Standard No.2 'Extensions and Alterations to Dwellings', which suggests that this proposed depth will not result in an unacceptable adverse effect onto the neighbouring property by reason of a reduction in the amount of daylight to that property or an unacceptable loss of outlook either. That property has its own extension across part of the rear, leaving a window adjacent to the boundary in a recess. However, at the depth proposed and with a southern aspect, the proposal should not cause a harmful loss of light or outlook.

The new side extension will adjoin the existing rear extension, and this existing extension, and the proposed slim extension on the side of the dwelling to no.40, will also adjoin the existing extension. The existing extension will have its fenestration amended in order to tie in with the purpose of the new and linked extensions. The slim extension on the side will terminate approx. 2.3m from the front elevation. A new front entrance door will be provided in the new section of front elevation.

Residential Amenity

The neighbours that could be affected by the proposal are no.'s 38 & 40 Kingston Close.

As stated above, the extension will accord with the guidance within the SPG, and thereby there will be no unacceptable loss of residential amenity to no. 38 to the west.

The new side extension will be approx. 3.4m from its front corner to the reciprocal front corner of no. 40, and because of the angle between the properties, the distance between the rear corner of no. 39 to the rear corner of no. 40 will be some 14.8m, thereby there will no unacceptable loss of residential amenity to no. 40

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 04.08.2021

Authorised by: Peter Barnett Date: 4 August 2021