Development Management - Delegated Officer Report

Application Number: AWDM/1370/16 Recommendation – Approve

Site: 32 Kingston Lane, Shoreham-By-Sea

Proposal: Demolition of existing conservatory and construction of two-storey and single-storey rear extension.

Date of site visit: 30 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the west side of Kingston Lane. It is proposed to demolish an existing conservatory and construct a part two storey/part single storey extension at the rear. The two storey pitched roof extension will be at the north end of the building with a width of 4.7m, before dropping down to a flat roofed single storey extension running up to the boundary with the attached neighbouring dwelling. The extensions will project 3.3m to the rear.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed extensions are to the rear of the dwelling, the ridge of the two storey extension is lower than the main ridge and it will not be a bulky feature within the street scene or in relation to the existing dwelling. The depth of the ground and first floor additions are not considered to be excessive and are subservient to the main dwelling. The ground floor extension will partly replace the existing conservatory also. Ample rear garden space will remain.

The extension will be rendered to match the ground floor of the existing dwelling, with tiles to match the existing roof.

Residential amenity

The depth of the single storey extension is 3.3m which falls within the 3.5m depth specified in the Council's SPG. It is not considered therefore that it will have a harmful impact on the occupiers of the attached dwelling to the south, which has its own rear extension.

The two storey extension will be at least 2m from the boundary with No.30 to the north and will not transcend a 45 degree line drawn from the midpoint of the nearest ground floor window at that property. While it will be due south of No.30, the lower ridge height and separation distance will mitigate any impact on the occupiers of that property and it is not considered that it will have a harmful impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No side windows other than approved
5. First floor side window to north to be obscured

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: Peter Barnett Date: 11 October 2016

Authorised by: Gary Peck Date: 11 October 2016