Development Management - Delegated Officer Report

Application Number: AWDM/0679/22 Recommendation – Approve

Site: 10 Ham Road, Shoreham-by-sea

Proposal: Single storey rear extension. Replacement windows, and new front door.

Date of site visit: 28 April 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a mid terrace dwelling in Ham Road, the rear of which is visible from the railway station forecourt to the north. It is proposed to construct a single storey extension at the rear measuring 3.8m deep across the full width of the property. It will be flat roofed and 2.4m high with a rooflight and white render finish.

It is also proposed to replace the front windows with white painted timber windows to match existing. A new front door is also proposed, of a new design and dark colour.

Relevant Planning History

None

Consultations

ADCAG: Approve

Representations

Objection received from the occupier of 9 Ham Road:

- The proposed rear extension will exceed No. 9's extension thus blocking out light.
- Extension should match No. 9's extension in length. This will also see No. 10's extension in line with other single storey extensions to the west.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

National Planning Policy Framework (July 2021)
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 Conservation Area.

Visual amenity

The changes to the front are considered to be acceptable in terms of their impact on the character of the house and the Conservation Area.

The rear extension, being flat roofed, is not particularly sympathetic to the Conservation Area but it will be seen in the context of a number of other flat roofed extensions at the rear of this terrace. On balance, the character and appearance of the Conservation Area is considered to be preserved.

Residential amenity

At 3.8m the extension is slightly deeper than that considered acceptable in the Council's DM Standard. However, it will line up with the existing extension at No.11 to the east and be only 1m deeper than the extension at No.9 to the west. The occupier of No.9 is concerned at light loss but a projection of only 1m beyond the rear wall of No.9 is not considered to result in harm.

The retained garden area is similar to others in the terrace.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified in the application

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

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: 27 May 2022

Authorised by: Gary Peck Date: 27 May 2022