Development Management - Delegated Officer Report

Application Number: AWDM/1658/21 Recommendation – APPROVE

Site: 60 Hawkins Road, Shoreham-by-Sea, BN43 6TH

Proposal: Erection of a proposed rear extension

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 west side of Hawkins Road, and is currently a hipped roof, two storey dwelling with a two storey front bay with a hipped roof over. The front is hardsurfaced, and there is a vehicular access leading to a detached garage located behind the dwelling and against the boundary with no. 58 Hawkins Road. There are the back ends of existing commercial/workshops/buildings taking up part of the rear garden, and also backing onto their rear garden.

The area comprises a mix of two storey and single storey dwellings. Many properties within the street have undertaken rear extensions and/or roof dormers.

Proposal:

The proposal seeks permission to provide an 'L' shaped, single storey rear extension measuring approx. 6.7m wide x 3m deep on the north side and 2.1m deep on the south side, with a height of some 2.8m high (excluding rooflights).

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 2021

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 & Residential Amenity:

The rear extension will be neigh on the full width of the dwelling leaving a small gap to the boundary with no.58 and a separation distance to no. 58's rear extension of approx. 200mm.

The design of the extension will be simple, having a flat roof and to be face brickwork to match existing, and will have a flat roof. No windows are shown in the side elevations but there will be windows in the roof by way of a set of glazed bifold doors and a window, plus there will be 2no. rooflights within the flat roof.

The extension will be of the same depth as the adjoining neighbours rear extension thereby will not result in any harm to their existing residential amenities. With regard to the other neighbour at no. 62, not only is there an existing separation distance of some 2.5m, but also the property itself is set back from no. 60 by approx. 2.3m, which is comparable to the depth of the proposed extension, and therefore there will not be an material harm to that property from the extension as proposed. However, it would be reasonable to prevent windows onto this south side elevation of the proposal in order to prevent oblique overlooking to no. 62.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 20.10.2021

Authorised by: Peter Barnett Date: 20 October 2021