Expiry: 31/5

Development Management - Delegated Officer Report

Application Number: AWDM/0444/24 Recommendation – Grant

Site: 26 Mulberry Close, Shoreham

Proposal: Demolition of rear conservatory and side store and construction of flat roofed side and rear extensions including replacement garage roof.

Date of site visit: 10/5

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached 1960's pitched roof bungalow on the east side of Mulberry Close one of six in a row with more opposite and to the north in this established residential part of north Shoreham. The property has an attached garage on the north side which projects forward of the main front building line and until recently had a lean to store attached to it at the rear. There is a rear conservatory.

Land slopes upwards to the north. The southern boundary is shared with the back garden boundaries of houses in Kingston Broadway who have outbuildings and shrubbery on their rear boundaries. No. 25, to the north is set slightly deeper into the garden by approximately 600mm and has a large kitchen/diner window in its flank wall. This room also has a front facing window. There are also side wall bathroom windows and a bedroom window facing down the garden nearest the boundary with a conservatory beyond.

It is proposed to replace the demolished rear garage store and conservatory with a wrap around extension which measures a maximum 8 metres in depth from the rear wall, 12.8 metres in total from the back of the garage. That part of the extension abutting the boundary with No. 25 has been reduced in height to 2.6 metres with the living room extension at 2.8 metres in height. Bedroom 3 has been reduced in depth by 300mm. It is set off the north boundary by 250mm and the south boundary by 1.4 metres with domed rooflights over the living room. Matching brickwork is proposed.

In addition the garage roof is to be replaced. It currently slopes back into the site with a maximum height of 2.8 metres down to 2.55 metres. The new flat roof will be at 2.8 metres.

The site is not in a conservation area, is not a listed building and there are no protected trees on the site.

Relevant Planning History
None.

Expiry: 31/5

Consultations

None.

Representations

Occupier at No. 25 has written to confirm no objection to the extension or to the replacement garage roof.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)

Planning Assessment

Principle

The proposal involves 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.

Residential amenity

The extension is set well off the rear garden boundary of houses in Kingston Broadway. This boundary has outbuildings in the Kingston Broadway gardens as well as shrubbery. Proposed south side window will not cause serious overlooking. No harm will occur to them.

No. 25 has secondary kitchen/diner window and kitchen door opposite the garage on site. There is a bedroom window in the rear wall facing down the garden.

The revised plans and the difference in levels ensures the proposal will have no significant impact on the living conditions of occupiers at No. 25.

Visual amenity

The rear extension will not be visible from the road and the alteration to the garage roof will not impact on the streetscene. It will clearly be visible from neighbouring properties but is sufficiently removed from Kingston Broadway houses not to cause any harm. It is a large extension in terms of footprint but the garden is large enough to be able to accommodate it without appearing cramped.

Recommendation

APPROVE

Expiry: 31/5

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north or south elevation of the extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 19/6/24
Authorised by:	Peter Barnett	Date: 19 June 2024