Development Control – Delegated Officer Report

Application Number: AWDM/0560/20 Recommendation – APPROVE

Site: 37 Parklands, Shoreham-by-Sea, BN43 6NN

Proposal: Single storey rear extension.

Date of site visit: 09.06.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application seeks permission for a rear single storey flat roof extension measuring some 4.8m wide x 3m deep x 2.775m high (excluding the roof lantern).

The property is a two storey end of terrace dwelling with an alley separating between itself and the next terrace. The rear garden is of a moderate size, able to accommodate the proposed extension. Many properties within Parklands have rear extensions in some form.

Planning History:

SU/144/83/TP Residential development comprising 81 dwellinghouses ("starter homes") and public open space **Approved 20.08.1984**

Consultations:

Env. Health: No objections on Private Sector Housing grounds.

Env. Health Public Health: Recommend full Contamination condition land condition be attached to any permission.

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the rear extension, the relevant issues are the effects on the visual and residential amenities of the neighbouring residential properties and occupiers.

Visual Amenity

The dwellinghouse was permitted under application SU/144/83/TP, which contains a restrictive condition (10), preventing extensions without the prior permission of the LPA. (*"Notwithstanding the provision of the Town and Country Planning General Permitted Development Orders 1977/81, the proposed dwellinghouses shall not be extended and no garage erected within their curtilages without specific planning permission from the Local Planning Authority"*)

The proposed extension is not an unreasonable one, and at 3m deep fits well within the guidance of the SPG on 'Extensions and Alterations to Dwellings'

Residential Amenity

Because of the side alley, the proposed extension will not have a material effect on the existing residential amenities of no. 36.

No. 38 lies to the west of the proposal and there will be some partial overshadowing onto that property, but the extension's depth falls within the acceptable depth for single storey extensions as indicated within the SPG on 'Extensions and Alterations to Dwellings', and thereby is considered to be acceptable.

The separation distance to the property to the rear is also considered to be acceptable so as not to result in a material loss of residential amenities.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in side elevation facing no. 38

Informative

1. Approved without amendment
2, Contamination

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

Case Officer: Eve Hearsey Date: 01.07.2020

Authorised by: Peter Barnett Date: 2 July 2020