Development Management – Delegated Officer Report

Application Number: AWDM/0491/20 Recommendation: APPROVE

Site: Seven Acres, Queens Place, Shoreham-By-Sea

Proposal: Proposed single-storey rear extension to west elevation

Date of Site Visit: 2 April – viewed from front and across from Ravens Road as well as Street View images

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the erection of a single storey rear extension to the rear western elevation of the property. The extension will be in an L shape extending 1.5 metres deep on the northern boundary and 3.3 metres deep to the south.

The application site is on the western side of Queens Place and is within the Conservation Area, the boundary of which at the end of the garden to the west. The property is a terraced dwelling – the property to the south, Nola, already has a conservatory which extends deeper than the subject dwelling while the property to the north, Rinella, shares a small outbuilding across the mutual boundary. This will be partly removed on the applicant's side as part of the proposal and replaced by the new extension but it is stated that party wall will remain.

Planning History:

None relevant to the determination of the application

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adur Local Plan (2017):

Policy 11: Shoreham-by-Sea Policy 15: Quality of the Built Environment and Public Realm Policy 17: The Historic Environment

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issues in the determination of the application are the effect of the proposal upon the character of the Conservation Area and the amenities of neighbouring properties.

The application site is currently visible from the public viewpoint but only because the Cecil Norris site is currently in the process of the redevelopment. It will soon be largely hidden therefore but in any case, the site is viewed in the context of a run of terraced properties, some with much more prominent rear projections than the proposed extension. It is not considered that the proposal will have any material impact upon the character of the area therefore.

The property immediately to the south has an existing conservatory which the proposed extension will very slightly exceed (less than half a metre) and a 0.5 metre gap will be left to the boundary. It is not considered there will be a material impact upon this property therefore. The property to the north shares a small store building that straddles the boundary, the party wall will remain but the proposed extension to the remainder will be no deeper than existing, albeit slightly higher, and accordingly the proposal will have little impact upon that property.

The application is therefore considered acceptable.

Recommendation

To GRANT planning permission subject to the following conditions:

01 Approved Plans
02 Full Permission
03 Matching Materials
04 No windows

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

Case Officer: Gary Peck Date: 1 May 2020

Authorised by: Peter Barnett Date: 4 May 2020