Development Management - Delegated Officer Report

Application Number: AWDM/0388/22 Recommendation – APPROVE

Site: 37 Rectory Road, Shoreham-by-Sea, BN43 6$B

Proposal: Proposed single storey side extension and new rooflight to existing garage

Date of site visit: Asessment 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 site is situated on the south side of Rectory Road in Shoreham, and is an end of terrace (4no.), two storey dwelling, with existing rooflights on the front (north) roofslope; a wide, flat roof rear dormer on the south elevation; and a conservatory type extension on the ground floor of the rear elevation. The front of the property appears to be open plan, and the front garden of no. 37 extends to the front of the neighbouring garage block also. The rear garden is quite small, as too are the neighbouring properties within the terrace of 4no.

There is an existing vehicular access road to the rear of the terrace, which leads to a garage compound behind no.'s 31 to 35; and there is an additional block of 3no. garages abutting the side boundary of the application site, the former garage directly abutting no. 37 relates to no. 37, and is now used as storge.

All the 3no. adjoining terrace dwellings have rear extensions and no. 31 also has a rear dormer.

The site is close to the Shoreham Kingston Buci Conservation Area, which is behind the garages and garage compound to the south, but the site is not within it.

Proposal:

This application seeks to provide a side extension, between the house and the former garage to provide a utility room; and to provide a rooflight within the flat roof of the former garage.

The link extension will also provide a small window to the front elevation (north); and a door off of the rear (south) elevation.

Consultations:

E. Health Public Health: No adverse comments

ADCAG: Approve

E. Health Private Sector Housing: No objections

Representations: None received

Relevant History:

AWDM/0368/22 Application for a Certificate of Lawfulness for a proposed single storey rear extension **Current**

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 side extension will not be forward of the existing former garage, nor will it be behind the rear elevation of the dwelling. The side extension will be viewed from the street, and it will measure approx. 1.5m wide and will be some 3.1m high, and it will contain a small window within its front elevation. Its height will take it to approx. 400mm above the height of the garage block. However, it is not considered that the side link detrimentally affect the visual amenities of the locality nor interfere with the character of the locality. The rooflight within the flat roof of the former garage, will also not be readily visible within the street scene.

It is not considered that the side extension will have any effect onto the existing residential amenities of the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 18.05.2022

Authorised by: Peter Barnett Date: 18 May 2022