Expiry: 12/9

Development Management - Delegated Officer Report

Application Number: AWDM/0926/24 Recommendation – Grant

Site: 26 Mulberry Close, Shoreham

Proposal: Single storey rear extension

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 in this established residential part of north Shoreham. It is one of six in a row, with more opposite and to the north. 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 also 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.

Planning permission was granted in June of this year for a wrap around side and rear extension. It measured a maximum 8 metres in depth from the rear wall, 12.8 metres in total from the back of the garage. Abutting the boundary with No. 25 the height was reduced to 2.6 metres with the living room rear element extension at 2.8 metres in height. Bedroom 3, adjoining No. 25, was also reduced in depth by 300mm. The extension was set off the north boundary by 250mm and the south boundary by 1.4 metres with domed rooflights over the living room.

In addition, the approval included replacement of the garage roof with a fully flat roof to the same 2.8 metre height.

Permission is now sought for the same extensions with two differences. Bedroom 3 is now proposed at the full depth and to the full height of 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.

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Relevant Planning History

AWDM/0444/24 - Demolition of rear conservatory and side store and construction of flat roofed side and rear extensions including replacement garage roof. Granted 21.6.24

Consultations

None.

Representations

Occupier at No. 25 has written to confirm no objection to the application.

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 largely as previously approved. The impacts on all neighbours other than No. 25 are as considered under the terms of the former approval.

The owner of No. 25 has written confirming he has no objection to this revised application. The additional 20cm height and 30cm depth adjoining No. 25's boundary will not have a significant impact.

Visual amenity

The visual impacts are as previously considered; the extension will not cause visual harm.

Recommendation

APPROVE

Subject to Conditions:-

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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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 16/8/24
Authorised by:	Peter Barnett	Date: 16 August 2024