Development Management - Delegated Officer Report

Application Number: AWDM/1799/22 Recommendation – Approve

Site: 13 Queens Place, Shoreham-By-Sea

Proposal: Proposed single storey side infill/rear extension, front and rear roof lights. Amended resubmission of previously approved AWDM/1470/22. Amendment: Demolition of existing ground floor rear extension and construction of new ground floor rear extension to same depth as previously approved.

Date of site visit: 26 May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a terraced house on the west side of Queens Place, within the Shoreham Conservation Area.

It is proposed to construct a ground floor flat roofed rear extension measuring 4.5m deep. This is an amendment to an earlier approval for an infill extension to the same depth. The amendment proposed is for the demolition of an existing ground floor rear extension, 6.5m deep on the southern boundary, and the construction of a new single storey extension across the full width of the rear.

An earlier application for a 6.6m deep rear extension was refused and dismissed at appeal (AWDM/0795/22).

Relevant site history

AWDM/0795/22 - Proposed single storey side infill/rear extension, rear dormer, front roof lights – refused and appeal dismissed

AWDM/1470/22 - Proposed single storey side infill/rear extension, front and rear roof lights. Amended resubmission of previously refused AWDM/0795/22 - approved

Consultations

Adur & Worthing Councils: Private Sector Housing team: No comment

ADCAG: Approve

Representations

1 letter of objection received from the occupier of 15 Queens Place:

My objections given for the previous applications hold true for this one. Notwithstanding the apparent acceptance of roof lighting, I wish to add a further objection to this unseemly over development in a conservation area. Light pollution is a very real threat to both animal and human health. It disturbs the natural rhythm of day/night sky which influences sleep and natural behaviour. Residents of neighbouring Ravens Road shall be forced to look at this all the time which will also disturb their quality of life. If Number 13 had not proposed such an overly extension, there would be a need of such lighting. This should not be accepted. There is also the question of precedence. Allowing this instruction to go ahead in a conservation area will open the floodgates to the residents some of whom appear not to appreciate the particular charm of the road they live in.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The proposal comprises 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.

Visual amenity and impact on Conservation Area

This is an amended proposal which squares off the rear of the property and actually results in a reduction in the depth of the extension on the southern boundary compared with existing. Being at the rear, this proposal will not have an impact on views from the street.

Residential amenity

The rear extension will be 4.5m deep, which is larger than that referred to in the Council's guidance on residential extensions, where 3.5m depth is considered reasonable.

However, it is replacing a deeper existing extension on the southern boundary and will therefore improve the relationship with No. 12. No.14, to the north, has a two storey outrigger in common with other properties in the street which is approximately 3m in depth, with a relatively tall solid boundary wall projecting off the outrigger to an overall depth of 4.5m when measured from the rear elevation of 13 Queens Place. The extension will therefore not project beyond the boundary wall, at a height of 2.7m, and it is considered that the

impact on the light and outlook for No.14 will not be harmful. It will be no deeper than previously approved.

Previously approved full height glazing on the north elevation has been removed to leave a blank elevation.

Flood risk and drainage

The extension will replace an existing area of hardstanding and will not reduce the existing grassed area at the rear. A soakaway is proposed at the end of the garden for surface water drainage and there are no concerns at the impact of this modest extension on drainage in the locality.

Recommendation

APPROVE subject to the following conditions:

1. Approved Plans
2. Standard time limit
3. Matching materials
4. Rooflights to be conservation style

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

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: Peter Barnett Date: 9 January 2023

Authorised by: Gary Peck Date: 9 January 2023