Development Management - Delegated Officer Report

Application Number: AWDM/0692/21 Recommendation – APPROVE

Site: 26 Montford Close, Shoreham-by-Sea, BN43 6YP

Proposal: Single storey side extension with monopitched roof extending over existing extension.

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the north side of Montford Close, in Shoreham, and is a brick faced, two storey semi-detached hipped roof dwelling with a garden to the front and to the rear. The property has an existing rear single storey extension and smaller store extension, both flat roofed. Sheds/outbuildings are within the rear garden. There is also an existing vehicular access and parking space to the front of the property.

The street and area consists of similar design dwellings. There is a small enclosed playground to the rear measuring approx. 27m x 12m accessed from King George Road.

Proposal:

The application seeks permission to replace the store extension with a longer extension measuring 6m long x 3.47m wide, which will abut the existing rear extension and will become an 'L' shaped extension across the full width of the property.

The roof of the existing extension will be removed and a new mono-pitch roof will take its place across the new and the existing extension. The height of the new roof is shown to be 3.57m high at the rear and 2.295m high at the end, and 2.925m high at the height of the existing extension.

Representations: None received

Consultations: None

Relevant History: None

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 2019

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 surrounding area.

Visual Amenity

Visually, the proposal will be seen from the street scene due to the open garden and space on the entrance to the Close, plus the new extension will be attaching to the existing extension up to the east side elevation of the dwelling, and there will be a higher roof by way of a mono-pitch roof. However, it is considered that the new roof will complement the rear extension and the visual amenities of the street.

Residential Amenities

Due to the large garden area to the east of the extension, appearing to relate to no. 52 King George Road, the extension will be over 20m distant from the rear No. 52 and thereby it is not considered that the proposed extension will result in any material harm to the existing residential amenities of that property.

The extension will not be next to the adjoining neighbour, but the new roof over the existing extension will be, but it is only approx. 655mm higher. The application site is to the east of no. 25, but it is not considered that this increase in height from the new roof will have any material negative impact onto the existing residential amenities of no. 25

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: 03.06.2021

Authorised by: Peter Barnett Date: 7 June 2021