Development Control – Delegated Officer Report

Application Number: AWDM/1750/19 Recommendation – APPROVE

Site: 39 John Street, Shoreham-by-Sea, BN43 5DL

Proposal: Demolition of existing rear extension and construction of new flat roof rear extension on same footprint.

Date of site visit: 29.11.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey middle of terrace dwelling. The rear garden abuts Ship Street to the west.

The site is within the Shoreham Conservation Area.

No.39 has an existing rear single storey rear extension comprising a narrow pitched roof section situated close to the boundary to no. 37 John Street, and a glazed mono pitch roof extension with glazed doors and windows, built off of the narrow extension and positioned very close to the boundary with no. 41.

Both no.'s 37 and 41 have rear extensions, indeed, most of the properties within the terrace have rear extensions.

Proposal

The proposal seeks permission to remove the existing rear extension and construct a new rear, flat roof extension on the same footprint.

Relevant Planning History*:*

SU/22/04/TP Rear extension and conservatory to provide disabled shower/wc **Approved 03.03.2004**

Representations: None

Consultation Responses:

Councils Design Architect and Conservation Officer: No objections

Relevant Planning Policies

Adur Local Plan: Policies 1, 15, 17
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)

National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenity of the neighbouring properties and the character of the Conservation Area in general.

Visual Amenity

The rear extension can be glimpsed from the road to the rear of the dwelling, namely West Street. However, others within the stretch of road backing onto West Street have had rear extensions which are also seen from the street, and it is not considered that they have had a demonstrable negative effect onto the character of the street or the Conservation Area.

The existing extension and the house is white washed pebble dash, and the proposed extension will be constructed in white face brick. The current window and door openings are PVCu and the proposed windows and doors will be powder coated metal. The change in materials will not affect the character and amenities of the Conservation Area, particularly given that it will not be readily viewed from outside of the property.

The design of the extension will change, specifically becoming a flat roof structure from the existing mono pitch and pitched roof also the size and positioning of the windows and doors will alter.

The roof will be comparable to the existing extension, and the change in the roof height levels are not considered to be noteworthy and will not be out of keeping with the existing visual amenities of the site.

Residential Amenity

The properties that could be affected by the proposed extension are the direct neighbour's no.'s 37 and 42 John Street. However as the extension will be on the same footprint as the original, and the height will be very similar to the original, it is not considered that there amenities will be materially affected.

Recommendation APPROVE, subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials as per the application form
4. No windows to either side elevation

Informative(s)

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.12.2019

Authorised by: Peter Barnett Date: 23 December 2019