Development Management - Delegated Officer Report

Application Number: AWDM/2097/20 Recommendation – APPROVE

Site: 18 Gordon Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension across full width, incorporating existing single storey lean to and creating open light well behind.

Date of site visit: 1st February 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a terraced two storey property within a street of similar on the south side of Gordon Road, near Shoreham town centre. As existing there is a lean to single storey rear extension and a two storey rear projector which is the standard character here. Consent is sought to add an extension to the west side of the existing single storey lean to, and incorporate the existing extension to form a contemporary style rear extension. The extension will be no deeper than the existing lean to however there will be partial infill of the area to the side of the extension, adjacent to the neighbouring boundary. To the rear north of the proposed extension the recess area will remain open, described as a light well on the proposed plans. The extension is 2.8 metres in depth, its height has been reduced following advice from officers that the height of the wall along the boundary should be reduced as much as possible. The amended plans show 2.6 metres adjacent to the boundary.

Representations

None received

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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

The extension is to the rear of the property and is therefore not visible within the street scene in this case. It is modest in scale and subservient to the main dwelling. The use of contemporary design and materials can be supported here and will not be harmful to the character and appearance of the building or the surrounding built environment.

Residential amenity

The main properties to be affected are those either side of the site. The property to the east has the existing rear lean to adjacent to the boundary. There is a rear conservatory adjacent to this. The extension will be no deeper than this although it will increase in height with a parapet wall. It is however not considered that there will be any adverse impact in this case upon the amenities of the occupiers of this adjacent dwelling. There will be no loss of light, overlooking or overbearing impact in this case.

To the west is the adjacent attached neighbour which has a window in a recess, adjacent to the boundary. There are also windows and a door facing onto the boundary and the site of the proposed extension. The extension will be built up to the boundary, a solid brick wall is proposed up to 2.6 metres in height. It is considered, on balance that this development can be supported. Infill extensions on properties such as this are often discouraged due to the impact upon the recessed window. Development Management Standard No. 2 advises against such development where a window is left in a deep recess. In this case the existing ‘light well’ will allow for a lesser impact upon the recessed window, avoiding development immediately adjacent to the window and allowing some light to pass through, with the wall along the boundary to be limited in depth. In this case the development can be supported. It will result in some loss of light and overbearing impact however this is not to such a significant degree to warrant a refusal in this case. It should also be noted that the rear elevation faces south.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans and forms
4. No additional windows on the east or west elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 1st March 2021

Authorised by: Peter Barnett Date: 2 March 2021