Development Control – Delegated Officer Report

Application Number: AWDM/0805/18 Recommendation – APPROVE

Site: 6 Kingston Way, Shoreham-by-Sea, BN43 6YA

Proposal: Single storey rear extension.

Date of site visit: 21.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

No. 6 Kingston Way, is a detached bungalow, which lies on the south side of Kingston Way, Shoreham-by-Sea. The street runs parallel with Upper Shoreham Road, and is separated from that road by a line of hedging and trees.

There is an existing single storey conservatory to the rear of the property and the application seeks to replace this structure in order to extend the existing lounge; and also to construct a single storey extension adjoining this existing built form to create a further bedroom.

The result of this will be a full width single storey flat roof extension of the same depth as the current conservatory, i.e. approx. 4.4m. Although the roof will be flat, there will be a flat roof light within it over the lounge area. The height of the extension will be approx. 2.7m (excluding the height of the flat roof light).

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 “Extensions and Alterations to Dwellings”
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The extension would be to the rear and would not protrude out from the side elevations, thereby will not be readily viewed from the street scene.

The SPD is silent on an acceptable depth for detached dwellings; however, given that the existing conservatory is the same depth as the proposal, i.e. approx. 4.5m it is considered that a full width extension of the same depth will be acceptable.

There is a prefab garage to the boundary of the site and with no. 5, and the agent has confirmed that it will be demolished should this proposal be approved.

Residential Amenity

The neighbouring properties that could be affected by the proposal are no.'s 5 and 7 Kingston Way to the east and west of the application site, together with no.'s 14 and 16 Franklin Road to the south.

The existing pitched roof conservatory is on the rear west section of no. 6, and thereby having a flat roof extension, albeit of the same depth as the existing extension would not result in any harm onto no. 7, and in any case no. 7 has a flank wall onto the boundary with no. 6, so is unlikely to view the proposal.

No. 5 to the east is located some 3.3m from the side wall of no. 6, and it's rear elevation is pretty much level with the rear elevation of the application site. No. 5 has a close boarded boundary fence of approx. 2m in height along the side boundary with no. 6 Therefore the proposed side extension will not be readily viewed from no. 5 and the separation distance would be adequate so as not to result in unacceptable overbearing etc. onto the neighbouring property. There is already an existing detached garage within the rear garden of No. 6 which projects further into the garden than the proposed extension. It will be removed as part of this proposal.

No. 5 has a side window facing the application site, but this is facing the existing bungalow.

The properties to the rear, no.'s 14 and 15 Franklin Road will be more than 22m distant, and thereby will not be affected by the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in side elevations

Informative

1. Approved without revision

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

Case Officer: Eve Hearsey Date: 19.07.2018

Authorised by: Peter Barnett Date: 20 July 2018