Development Management – Delegated Officer Report

Application Number: AWDM/2000/22 Recommendation: APPROVE

Site: 45 Gordon Road, Shoreham-By-Sea, West Sussex

Proposal: Combined application for proposed single storey infill and rear extensions to nos. 45 and 47 Gordon Road.

Date of Site Visit: 10th October 2022 when considering previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application combines two properties nos. 45 and 47 Gordon Road, which are attached, terraced properties. Previously an application was submitted for no. 45 only for an infill extension which was withdrawn as the extension would have an impact upon the amenities of the adjacent occupiers at no. 47 due to the recessed windows adjacent, AWDM/1507/22. The current application seeks consent for both the adjoining properties to build the infill extensions together and also for no. 47 to add a rear extension to the existing projection. The extensions are designed with lean to roofs joined with a mutual parapet. Roof lights are proposed along the roof slopes. The extension at no. 47 is flat roofed, matching the height and design of that attached.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity
The development is to the rear of the site and is therefore not visible within the street scene. The extensions are in keeping in scale and design with the existing buildings. Materials to be used will match existing brickwork.

Residential amenity

This combined application will allow for a condition to be attached to ensure that the extensions at both no. 45 and no. 47 is completed as a single development. If either of the developments were to be completed in isolation then there would be a detrimental impact upon the amenities of the adjacent dwelling. The rear and side windows would be within a recess and a loss of light and outlook would occur.

The projection at no. 47 is set away from the boundary with no 45 and therefore will not result in an significant loss of light or overbeing impact upon the adjacent occupier. To the other side the extension will abut a blank side wall of an existing extension at no 49. Therefore there would be no adverse impact upon this side either.

Subject to the conditions set out below the application can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. Joint application, works to be completed as a single development.

Is recommendation contrary to letter(s) of representation N

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: Hannah Barker Date: 6th February 2023

Authorised by: Date: