Development Management – Delegated Officer Report

Application Number: AWDM/1182/23/23 Recommendation: APPROVE

Site: 4 St Julians Lane, Shoreham-By-Sea, West Sussex

Proposal: Removal of existing rear lean to and replace with two storey rear extension and single storey rear extension.

Date of Site Visit: 19th September 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a link detached, two storey dwelling with the Conservation Area with open school grounds opposite and residential properties of various style and appearance adjacent to and behind the site. There is an existing flat roof garage to the east which adjoins the neighbouring garage, this property is of similar design. There is a single storey lean to extension to the rear and a detached dwelling to the west. To the rear are the back of neighbouring properties adjacent to the site.

Consent is sought to remove the single storey extension and construct a two storey rear extension with single storey. The existing form of the building will be retained and material to be used will match existing, tile hanging and brick work. Also proposed is a first floor bathroom window in the west elevation of the original part of the building.

A.D.G.A.G: - Approval

Representations: - 1 anonymous representation 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 Conservation area.

Visual amenity

The extension is to the rear of the property, it would not be visible within the street scene or the Conservation Area. It is in keeping in scale and design with the existing dwelling with the use of matching materials. It will not harm the character and appearance of the existing building or the surrounding built environment and Conservation Area.

Residential amenity

The main properties to be affected are those either side of the site. To the east is the link detached neighbour. Due to the position of the garages there is spacing between the dwellings creating separation between the extension and this neighbouring property. So, although the extension brings the dwelling beyond the rear of this neighbouring property, there will be no adverse impact in terms of loss of light or overbearing impact. There is an additional ground floor window proposed facing east however again as this is set in away from the boundary and the adjacent habitable part of the dwellinghouse then no loss of privacy would occur to warrant a refusal in this case.

To the west is a detached dwelling which is set further back than the application site. The proposed extension will be positioned alongside the neighbouring dwelling and not beyond the rear elevation. There is a ground floor garage window and first floor bedroom and bathroom window on the side elevation of the neighbouring property. There will be loss of light and outlook to these windows as the extension is to be built alongside these openings. However the garage and bathroom are not considered to be habitable rooms and therefore any loss of light or outlook to these rooms would not warrant a refusal. The bedroom window is a secondary window serving the room. There is a south facing window to the front, therefore a refusal could also not be justified as a result of the impact to this window.

The proposed side bathroom window will face towards the neighbouring window although not directly opposite. Views towards this window could occur from the side bedroom window and vice versa if close to or looking out of either windows. The proposed window is to be obscurely glazed with a high level opening window only. It is considered therefore that there would be no justification for a refusal in this case. It should also be noted that it would be permitted development to add a window into the original part of the dwelling house.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional openings in the east or west elevations of the extension and the side bathroom window shall be obscurely glazed and top level opening only.

Is recommendation contrary to letter(s) of representation Y

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: 10th October 2023

Authorised by: Peter Barnett Date: 11 October 2023