Expiry Date – 6/9 EOT 8/10

Development Control – Delegated Officer Report

Application Number: AWDM/1315/21 Recommendation – Grant

Site: 46 Kingston Lane, Shoreham

Proposal: **Single storey extension to front and rear of garage with new lean-to canopy roof over front entrance door; single storey rear extension**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 1/10

Site and Surroundings

This application relates to a semi detached inter war house on the west side of Kingston Lane. The property has a recessed garage on its southern side and rear garden access alongside it. It also has garden outbuildings on the south boundary in the rear garden. It sits on slightly higher ground to the house to the south.

This pair of houses are built with two storey projecting outriggers on the outside edges. The site has a high brick wall on the boundary with 44, to the north, approximately 2.5 metres in height with a decked patio inside it.

The site is not in a conservation area and is not listed.

Proposal

It is proposed to replace the garage with a side extension which projects forward of the front wall to the line of the front bay and extends as deep as the main rear wall. This is largely flat roofed to 2.8 metres, with a front mock pitch.

Also proposed is a rear extension in the recess to a depth of 4.5 metres. It has a dual pitched roof to a height of 2.77 m to eaves and 4 metres to ridge.

Relevant Planning History

None.

Consultations

None.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The houses to the south have projecting front garages and porches. The side extension does not project forward of the front bay and retains the distance off the southern boundary for rear garden access. It will not be harmful to local character.

Neighbour amenity

No. 48 sits off the shared boundary by more than 1 metre and has an integral garage. It has a kitchen door in the ground floor side wall. The proposed front and side extension will not be harmful.

No. 44, to the north, is not extended at the rear but the pair of houses are separated by a 2.5 metre high wall 4 metres in depth where the extension is proposed. Consequently, the impact of the proposed rear extension will be little different to what is there now.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Matching materials*
4. *No north side windows in rear extension.*
5. *South side windows and door obsc and windows non opening below 1.7 m*

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 7/10/21
Authorised and signed by:	Peter Barnett	Date: 7 October 2021