Development Control – Delegated Officer Report

Application Number: AWDM/0154/20 Recommendation – APPROVE

Site: 61 Beach Green, Shoreham-by-Sea, BN43 5YE

Proposal: Single storey front extension to north west elevation.

Date of site visit: 20.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two storey, pitched roof dwelling with a single storey flat roof extension to the front which contains a garage. The property is located on a corner site with Beach Green to the front (north) and Mardyke to the side (east). The site is located within the Shoreham Beach Estate.

The property is constructed in predominantly yellow bricks and has black painted windows , doors and gate.

The neighbouring property to the west (no. 63) is on lower land than the application site by approx. 300mm

The site is within a Flood risk area and a FRSA has been submitted with the application.

The application seeks permission to provide a single storey flat roof 'infill' extension on the west elevation between the garage extension and the west wall of the dwelling proper in order to provide an enclosed porch type area. The extension will measure approx. 2.1m wide x 3.7m long x 2.7m high.

Other changes will include the blocking up of a ground floor window on the west elevation; and the provision of bifold doors on the south and east elevation; together with internal works to reorder the internal layout.

Planning History: None

Consultations: None

Representations: 2 Letters of Support ~ 2 x 37 Woodards View; 59 Beach Green

- I am an immediate neighbour to this property and fully support the application
- As a direct neighbour I fully support this application

- The extension and revised layout will enable a much improved usable space for a modern family dwelling

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the single storey extension.

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 single storey flat roof extension will be within a recess area on the west of the dwelling and will be approx. 1m from the boundary with the neighbouring property no. 63 Beach Green.

No. 63 has a covered area around their side door to their property, and the property is positioned lower than the application site by some 300mm. Although the side 'wall' of the covered area has a glazed section within it, the area itself is quite a dark enclosure given the fact that it has a solid roof without any rooflights within it. The side door of the neighbouring property leads into a kitchen area.

However, the proposed extension will be single storey and a flat roof and will not come forward of the neighbours enclosed area. Further, the proposed extension will be to the east of no. 63 and thereby will not remove additional light to the neighbouring property. Furthermore, the extension will be no higher than the existing flat roof extension; thereby the light entering the glazed wall of the enclosure will not be materially different to that existing. Moreover, the area next to the neighbour's enclosure is a drive, and cars can be parked alongside the enclosure, which could be viewed from no. 63.

Residential Amenity

The only neighbouring residential property that will be able to view the proposed extension, will be no. 63 Beach Green. No.59 Beach Green and no. 37 Woodards View will not be able to view the physical extension.

The side enclosure at No.63 is already quite dark but it not is considered that any loss of light as a result of this proposal would have a material impact given that it is not a habitable room, the extension will not be forward of the

enclosure; will not be higher than the existing flat roof front garage extension; and will be 1m from the side boundary. It is thereby considered that in planning terms, the proposed extension is a reasonable form of development that will not materially affect the existing residential amenities of no. 63 Beach Green.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials
4. No windows in west side elevation

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 24.03.2020

Authorised by: Peter Barnett Date: 24 March 2020