Development Management - Delegated Officer Report

Application Number: AWDM/166/19 Recommendation – APPROVE

Site: 12 Hawkins Close, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey rear extension

Date of site visit: 17th March 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached chalet bungalow in a cul de sac of similar properties. There is as existing a flat roof rear extension. Consent is sought to add a further single storey extension to this extension. A flat roof is proposed to the additional extension which is to be 3.5 metres in depth. Two projecting roof lanterns are also proposed in the original extension and proposed extension. The extension is adjacent to the attached bungalow no. 11.

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. 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 proposed extension is to the rear of the bungalow, it will not be visible within the street scene. Despite the extension being attached to an existing addition it is not considered that it will be overly large or extend excessively into the rear amenity space. The raised roof lights will also be a visible feature. It will still be subservient to the main dwelling, materials will match existing.

Residential amenity

The main properties affected are those either side of the site. No. 11 attached and no. 13 to the east. The extension is adjacent to the attached bungalow no. 11. Due to the existing extension at no. 11 the proposed addition does not project the full depth from the rear of the neighbour. It will project 2 metres beyond the rear of no 11. This therefore is not considered to have any adverse impact upon the amenities of the adjacent occupier. Development Management Standards state that up to 3.5 metres in depth is acceptable adjacent to an attached dwelling. This therefore complies.

To the east no. 13 is positioned beyond the garage to the boundary of the site. This will screen the extension and there is spacing between the extension and the neighbouring properties which does not give rise to any adverse impact in terms of loss of light or overbearing impact. A condition is attached to limit openings on the western side of the extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west side elevation of the extension.

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: 17th March 2020

Authorised by: Peter Barnett Date: 17 March 2020