Development Management - Delegated Officer Report

Application Number: AWDM/0944/19 Recommendation – APPROVE

Site: 35 Upper Kingston Lane, Shoreham-By-Sea

Proposal: Single storey rear extension (existing utility removed)

Date of site visit: 1/07/19

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached property with side flat roof dormer and rear single storey projection.

Consent was granted in March 2016 for a permitted development prior approval application AWDM/0078/16. This was for a single storey extension 3.86 metres from the rear wall of the house. This has expired as the requirement at this time was that the works would have to be carried out by May 2019.

The current application originally sought consent for the same proposal however submitted under a full planning application. Due to changes in the interpretation of the permitted development rules this work could no longer be considered under the larger household permitted development prior approval application. This is in relation to the existing rear projection and any new addition being interpreted to be a side extension to that projection and therefore not meeting the requirements to be permitted development.

Officers had the view that when considering the planning merits of the proposed extension at 3.8 metres in depth in this case support could not be given. This is due to the adjacent neighbour to the north having an existing rear projection on the north side and therefore the glazed door adjacent to the boundary is in a recess. Development Management Standards state that an extension adjacent to a boundary where there is a recessed window should not be supported due to the detrimental impact.

On balance it was considered that a reduction in depth of the extension to 3 metres could be supported, as discussed below. Amended plans have been received and are for consideration here.

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 extension is to the rear of the dwelling, therefore it is not visible within the street scene. It has a half hipped roof and, as amended to 3metres in depth, is not overly large in scale, it is subservient and in keeping with the main dwelling. Materials are conditioned to match existing.

Residential amenity

The main properties to be affected in this case are those either side of the site. To the north the attached dwelling is of main concern with the recess adjacent. On balance it is considered that, despite the recess, an extension of 3 metres in depth can be supported here. This is taking into account the previous history which included a prior approval at 3.8 metres. Also if the existing proposal did not include the removal of the rear projection then an extension of 3 metres could be built here under permitted development which would not be an uncommon feature between neighbouring semi detached dwellings such as these. In the light of this, and the limited depth of the proposed extension at 3 metres, on balance the application can be supported. It is also noted that no objection has been received from the adjoining occupier.

To the south there is spacing between the application site and the neighbouring property. The main part of the new extension is lower than the existing projection also. It is not considered that there will be any impact upon the property to the south.

A condition is attached to ensure that no additional openings are to be inserted in the north and south side elevations.

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 north or south elevation of the extension.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th July 2019

Authorised by: Peter Barnett Date: 16 July 2019