Development Management - Delegated Officer Report

Application Number: AWDM/0052/18 Recommendation – Approve

Site: 18 Southdown Road, Shoreham-by-Sea, BN43 5AN

Proposal: Single storey side/rear extension and side door.

Date of site visit: 14.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

18 Southdown Road is within the Shoreham Conservation Area, and the site itself is a two storey dwelling, situated on the east side of Southdown Road.

The proposed extension relates to the rear of the property within an enclosed rear courtyard area. The application is for a single storey side extension onto the side of the rear section of the house and to the rear elevation of the main house. It will measure approx. 1.2m x 2m x 2.5m high, and would enlarge the existing kitchen/breakfast room.

A roof lantern will also be provided above the kitchen/breakfast room.

The plans also identify a window in the ground floor of the side (south) elevation of the existing dwelling being blocked up; and a new door put in where and existing small window currently exists; and the creation of a first floor, obscure glazed window, also in the south side elevation to serve an en-suite shower room. As all of these changes are within the existing dwellinghouse, they can be undertaken under permitted development rights.

NB: The plans show railings onto an enclosed rear first floor balcony, however, this is not part of the application and will form a separate planning application.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, Policy 17
National Planning Policy Framework (2019)

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 designated Conservation Area.

Visual amenity

The proposed extension is within an enclosed garden/courtyard area, and therefore is not viewed from outside of the site. It purely relates to a minor extension of the existing kitchen/breakfast room.

The design of the extension is fairly plain, but that is because of its tight relationship to the existing French doors to the rear of the original dwelling. Notwithstanding this, the extension is relatively minor and it is contained within an enclosed area of the garden, and thereby will not be viewed in the wider environment.

The new roof lantern will be more visible to the immediate neighbours, but will not be readily viewed from outside of the site and thereby within the Conservation Area. However, as the lantern is to the rear of the property, it will not affect the character or appearance of the Conservation Area.

Residential amenity

The extension will be within an enclosed courtyard area, and as such will not affect the residential amenities of neighbouring properties.

The roof lantern will be viewed from the direct neighbours, but as it is only some 500mm in height (excluding the finial) it is not considered to have a material effect upon the neighbouring residential amenities.

The other semi, attached to the application site is on slightly higher land and has a rear extension, and may be able to view the extension, but because of its location it is not considered that it would result in any loss of residential amenity to no. 20.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

Informatives

1. Approved without amendment
2. This permission does not purport to allow approval for the rear, first floor balcony and railings to which planning permission will be required in its own right.

Case Officer: Eve Hearsey Date: 06.03.2019

Authorised by: Peter Barnett Date: 11 March 2019