Expiry Date

Development Management – Delegated Officer Report

Application Number: AWDM/0357/22 Recommendation – APPROVE

Site: 2 Park Road Shoreham-by-Sea

Proposal: Proposed single storey rear extension

Date of site visit: 18/03/22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Application Site:** Modest plot backing onto a recreational space
- **Property Type:** semi-detached chalet style bungalow
- **Character:** Residential
- **Site Levels:** Flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Single storey extension to the rear to replace an existing conservatory. 4m deep and 3m abutting the shared boundary with no.4
- Rear roof dormer with Juliet balcony
- The extension would be finished in bricks and tiles to match the existing house

Relevant Planning History:

None relevant

Consultations:

None required

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 (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extensions are to the rear of the property.

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the adjoining neighbour to the west side at No.4, separated by a 1.8m high fence to the boundary.

The extension where it abuts the neighbouring boundary is at a depth of 3.12m, to accord with the Councils guidance for single storey extensions as set out in the SPG – Extending or altering your home. This is considered acceptable with regard to mitigating any significant impact of overshadowing and loss of light to the neighbour’s property.

The proposal is at this depth and height that would not be considered overbearing or oppressive to the neighbour. There are no openings proposed to the side of the extension and no overlooking or loss of privacy would occur.

The dormer would be finished in tiles to match the existing roof and would not detract from the character of the property or its surroundings. There are some examples of similar dormers in the wider area and the proposal would not appear out of keeping in the locality.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

3. Matching materials

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 letter(s) of representation? N

Case Officer: Stuart Corbey Date: 29/04/2022

Authorised by: Peter Barnett Date: 3 May 2022