Development Management - Delegated Officer Report

Application Number: AWDM/0632/21 Recommendation – APPROVE

Site: 6 Garden Close, Shoreham-by-Sea, BN43 6BR

Proposal: Single storey rear extension.

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a semi-detached bungalow and is positioned on the south-west side of Garden Close in Shoreham. Garden Close is a circular street, with only one entrance in and out going around an 'island' section containing residential dwellings within the Close. It would appear that the dwellings around the island are semi-detached bungalows, and those on the island are detached.

No. 6 has both front and rear dormers and has a single storey rear extension, approx. 4m deep, with an attached link into a side rear extension, approx. 11m deep, which contains a bedroom and en-suite.

There is a further outbuilding behind this linked extension, and then an outdoor swimming pool, and then a further outbuilding behind the swimming pool which backs onto properties within Greenways Crescent. The rear amenity area measured from the rear elevation of the dwelling is some 45m

Proposal:

The application seeks permission to extend the rear of the dwelling and widen the existing linked rear side extension by some 2m in width x 4.5m depth; there will also be an extension to the existing rear extension by some 2.4m in depth and 6m in width. This extension will join with the side extension to fully integrate both extensions with one another.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual & Residential Amenity

Over time, the dwelling at the rear has been extended with separate conversions and extensions which visually does not harmonize. Externally, this current application joins up the separate strands, and links them together in a more coherent approach.

The rear amenity area is very long, over 40m but it is a little 'V' shaped with the section directly behind the dwelling kinking back on itself. Thereby any rear extension off of the existing dwelling would need to kick to its side in order to obtain any meaningful accommodation. The rear extension section will thereby 'dog leg' away from the side boundary with no. 5 in order for it not to overbear onto that property. The extension then links in with the existing rear side extension and widens that extension also. These 2no. extensions thereby merge with one another producing a more appropriate design.

No windows are shown on the side elevation of the extension closest to the side boundary with no. 5 and it would be appropriate that on any permission a condition is applied to prevent windows installed without further permission from the LPA, (the earlier permission for the rear extension has a similar condition applied to that consent SU/174/96/TP refers).

There are fully glazed doors and windows at the rear and side of the extensions, however the ones to the rear extension face down the garden and thereby will not result in any unacceptable overlooking onto no. 5. The ones in the side elevation do replace other large windows in the existing side extension and are some 2.2m close to no 5, but they are over 5m from the side boundary which is located to the rear of no. 5.

In view of the above, it is not considered that the extensions will result in any material loss of residential or visual amenity to neighbouring residential properties.

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans

2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 25.05.2021

Authorised by: Peter Barnett Date: 25 May 2021