# Development Management - Delegated Officer Report

**Application Number: AWDM/0938/22 Recommendation – APPROVE**

**Site: 57 Buci Crescent, Shoreham-by-Sea, BN43 6LB**

**Proposal: Single storey front extension; Single storey rear extension; and first floor rear extension**

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

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

The site is located on the west side of Buci Crescent, and is a two-storey semi-detached, hipped roof dwelling with a flat roof rear dormer and a glazed conservatory rear extension. The properties within Buci Crescent are semi-detached around the application site section of the street, and on the south side of the Crescent; and semi-detached bungalows on the north side of the Crescent.

Many of the properties have been extended in some form, generally rear extensions and large outbuildings, plus some also have dormer extensions.

**Proposal:**

This application seeks planning permission to provide:-

- First floor gabled extension to rear.
- Flat roof rear extension with glazed roof lantern, shown to measure 3m in depth; and the width measures to be approx. 6.3m; and the height, excluding the roof lantern measures to be approx. 3.2m.
- Front mono pitch roof extension to replace glazed porch extension.
- Raised rear platform and steps shown to measure 325mm in height

**Relevant History:** None

**Representations:** None received

**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 2021

**Planning Assessment**

**Principle:**

The proposal comprises upgrading a residential property 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:**

The existing dwelling has a single storey rear extension with a catslide roof over, starting from the existing roofslope. Within this section of roofslope is a small flat roof dormer. These works occupy approx. half of the width of the dwelling; the remaining half has a two storey flat roof section.

The proposal seeks to remove the catslide roof and small dormer, and replace with a first floor gabled roof extension, the ridge of the roof being lower than the ridge of the host by approx. 750mm.

A large rear first floor window is indicated in this new extension, together with a rooflight to the side (north) elevation.

The neighbouring property to the south, no. 59, has a very similar existing flat roof two storey rear section and a two storey gabled roof section to that which is proposed by no. 57, thereby the design and built form will marry that of no. 59 and thereby will be in character with its neighbour.

The other neighbour to the north, no. 55 is separated from no. 57 by some 2.5m and currently views the catslide roof and dormer. The first floor gabled extension will be higher than the catslide, and will be viewed from no. 55. There will be some impact on light to the first floor rear window nearest the boundary. However, the ground floor extension at the rear of that property is unaffected. Given the separation and the fact of the existing built form at the application site, the proposed first floor extension is not considered to result in unacceptable loss of existing residential amenities to no. 55.

The single storey rear extension will have parapet elevations in order to allow for the containment of rainwater off of the flat roof. It will also double as a form of screening for the glazed roof lantern.

Other than the glazed roof lantern, there will glazed French doors with side double windows to the rear, and fanlight windows across the top of all of the French doors and windows. The side elevation of the extension will have a wide fanlight window with a cill height of some 1.9m. The other side of the rear extension (south) will be close to the mutual boundary with no.59, who currently have a glazed conservatory extension close to the mutual boundary with no. 57, therefore it would be reasonable to apply a condition to any approval which restricts windows to the south section of the extension.

Beyond the rear single storey extension will be a raised platform and steps to the rear garden land, which is lower than the development. The platform will be approx. 3m deep x 6.3m wide x 325mm high and will have a brick planter at the north end of the platform. It is considered that in view of the height of the platform and the presence of boundary treatments, the use of the platform will not result in unacceptable loss of existing residential amenity to neighbouring properties.

The front single storey extension will replace an existing smaller glazed front extension, and is shown to be 3.385m wide x 1.5m deep and will have a mono pitch roof to approx. 3.3m high; siting below the existing horizontal brick coursing on the dwelling.

The front extension/porch sits approx. 1.1m from the boundary with no. 55 and some2.5m from the boundary with no. 59, and thereby will not have any demonstrable negative effects on either of the neighbouring properties.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

**Informatives:-**

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 31.08.2022

Authorised by: Peter Barnett Date: 31 August 2022