Development Management - Delegated Officer Report

Application Number: AWDM/0368/22 Recommendation – APPROVE

Site: 74 Kingston Lane, Shoreham-by-Sea, BN43 6YQ

Proposal: First floor rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on the west side of Kingston Lane and is a 1950's two storey, semi-detached pitched roof house which has existing extensions, including a flat roof single storey rear extension, and a glazed roof lean-to structure. There are also outbuildings within the rear garden area. The former attached side garage has been converted to living accommodation. The front is hardsurfaced for the parking of cars.

The neighbouring site to the south are the fields relating to the Shoreham Academy The street scene comprises a mix of dwelling sizes and types i.e. detached, semi-detached; and bungalows, chalets, houses, and flats.

Proposal:

This application seeks planning permission to:-

- Provide a hipped roof to flat top, first floor extension over the existing flat roof rear extension;
- The extension will measure 3m deep x approx. 4m wide x approx. 3.8m high above flat roof of ground floor extension and approx. 6.5m high from ground floor

Consultations: None

Representations: None

Relevant History:

SU/9/06/TP Single storey rear extension and two storey side and rear extensions
Approved 17.03.2006

AWDM/0052/13 Retrospective application for change of use of garage to granny annex and glazed front porch
Approved 08.03.2013

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 proposed rear extension will not be readily viewed from the street scene, but will be viewed by the immediate neighbouring property to the north, no.72 Kingston Lane. There is no property to the south, only the fields relating to the Shoreham Academy. The property to the rear, no. 28 Shirley Close, is offset to the north and is approx. 19m distant. As the proposed rear extension will be a first floor extension, it will be viewed by these properties.

The design of the extension will marry with the existing dwelling, and the flat top roof will not be overly noticeable given that it has a false pitch adjoining it. The proposed room is shown to be an en-suite bathroom linked to bedroom 2. The window serving the bathroom will be facing towards the neighbour at no. 72, but a condition limiting the window to be obscure glazed would be reasonable, and a condition limiting further windows on that elevation would be appropriate.

The first floor extension will be to the south of no. 72, but it will be separated by approx. 2.75m and it will be no high than the existing two storey rear extension, thereby it will not result in any unacceptable overshadowing or overbearing to the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 17 May 2022

Authorised by: Peter Barnett Date: 17 May 2022