Development Management - Delegated Officer Report

Application Number: AWDM/2005/20 Recommendation – APPROVE

Site: 16 The Drive, Shoreham-by-Sea. BN43 5GB

Proposal: Demolition of existing conservatory and construction of 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, Surroundings and Proposal

The property is a detached 1 ½ storey dwelling situated on the east side of The Drive in Shoreham. It has an attached garage to its north elevation which sits very close to the mutual boundary with no. 18. The garage has been largely converted to living accommodation. There are also extensions to the rear, including a conservatory. The site is on sloping land and is lower than its neighbour at no. 18 but higher than no. 14.

The street scene comprises predominantly detached and semi-detached dwellings of 1 ½ and 2 storeys, many of which have been extended in some form.

The proposal seeks permission to remove the existing conservatory and replace with a brickwork and render flat roof extension which links into the existing rear extension and forms part of the new open plan living space.

Representations: None received

Consultations: None

Relevant Planning History:

ADC/0004/08 Rooms in roof (with enlarged roof with part hipped side gables and rear gable) garage/store on north side and rear conservatory **Approved 06.02.2008**

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 Amenity:

The proposed rear extension will be no deeper than the existing rear extension, with the new flat roof being level with the existing extension. The proposal will marry with the existing extension and will be visually in keeping.

Residential Amenity:

Because of the existing rear extension on the north elevation and to the mutual boundary with no. 18, the flat roof rear extension will not be readily viewed from that property.

Further, the proposed rear extension will be of very similar dimensions to the existing conservatory, and it will not be materially closer to the boundary with no. 14. Furthermore, as the conservatory had glazed walls facing no.14, the proposed side window within the extension facing no. 14 will not be materially different from the existing conservatory with regards to overlooking etc., and therefore it is not considered to result in unacceptable harm to the existing residential amenities of no.14.

The proposal will not thereby materially affect the existing residential amenities of the neighbouring properties to the north and to the south.

The property to the rear, no. 14 Buckingham Mews is some 12m distant from the proposal, and therefore is not considered to be materially affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

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

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 27.01.2021

Authorised by: Peter Barnett Date: 27 January 2021