Development Management – Delegated Officer Report

Application Number: AWDM/1606/23 Recommendation: APPROVE

Site: 5 Collingwood Court, Shoreham-By-Sea, West Sussex

Proposal: Two storey side extension and associated works to the existing house.

Date of Site Visit: 12th December 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a two storey, semi detached dwelling constructed of brick and tile with weatherboarding and front and rear balconies and balustrades. There is an open plan front garden with rear garden. The site is within a cul de sac of similar properties and is on Shoreham Beach.

Consent is sought for a two storey and single storey side extension the single storey extension is adjacent side boundary and the first floor is set in by approximately 1 metre. The ridge height is set down from the original ridge and materials are to match existing.

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extensions will be visible within the street scene as they are in line with the front of the property. It will also be visible from Flag Square, the cul de sac to the rear. However the extensions are subservient in scale and in keeping in design and finish. The first floor addition is set in from the boundary to avoid a terracing effect and complies with Development Management Standards. The flat roof of the ground floor extension complements the existing flat roof element to the building design at the front adjacent to the balcony.

The dwelling adjacent no. 4 has a two storey side addition which was permitted in 2007, ADC/0005/07, as does No. 8 (AWDM/0444/17). The extension at No.4 is in keeping and appears as original, this is also considered to be the case here. There will be no harm in terms of visual amenity.

Residential amenity

The extensions will be visible to the front, rear and side from neighbouring properties. Due to the position of the building relative to no. 4 the side extension will be visible from the adjacent rear garden and in close proximity. On balance this relationship is acceptable. The side windows are to be obscurely glazed to avoid any overlooking. There will be no significant, increased loss of light than already occurs due to the relationship of the dwellings within this dense built environment. The proposal can be supported in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east and windows shall be obscurely glazed.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 2nd January 2024

Authorised by: Peter Barnett Date: 2 January 2024