Development Control – Delegated Officer Report

Application Number: AWDM/0590/18 Recommendation – APPROVE

Site: 14 Kingsland Close, Shoreham-by-Sea, BN43 6NQ

Proposal: Proposed single storey rear extension.

Date of site visit: 24.05.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a two storey end of terrace residential property, positioned on the south side of the north section of Kingsland Close. A landscape buffer lies to the north of the property, which separates the 'Kingsland Close' estate from Middle Road. The estate comprises a mix of single dwellings, semi-detached and terrace dwellings.

The application seeks permission to construct a single storey, flat roof, rear extension measuring approx. 3.5m deep x 5.3m wide x 2.8m high.

NB: The rear dormer identified on the drawings has now been removed from the proposal.

Relevant Planning History:

SU/142/96 Housing Development Approved 1996
PD rights removed for extensions and outbuildings exceeding 10 cubic metres.

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policies 15
Development Management Standard no. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The dwelling is an end of terrace with a parking hardstanding area separating it from its neighbour no. 13. The rear garden length is approx. 11m and backs onto no. 40

Kingsland Close, whose rear garden length is also some 11m, a fence to a height of approx. 2m separates the two dwellings.

A full width extension and 3.5m in length, the proposed rear extension will accord with the Development Management Standard no. 2 ‘Extensions and Alterations to Dwellings’, which states that ‘single storey extension no deeper than 3.5m on the boundary’ will be an acceptable rear extension.

Residential Amenity

The property which could be affected by the proposal is the direct neighbour no. 15 Kingsland Close, and the property to the rear, no. 40.

No. 40 will be some 18m distant and thereby will not be unacceptably affected by the proposal.

The proposal is approx. 800mm higher than the existing fence, and thereby no. 15 could be affected by the proposal, but given the fact that the Development Management Standard no. 2 states that flat roof extensions 3.5m in depth are acceptable, the proposal conforms with policy. Further, there has been no representation received from this neighbour to the negative. Furthermore, the proposed rear extension is stepped off the boundary. It is thereby considered that the proposed single storey rear extension will not have a demonstrable impact on its neighbour, no. 15

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials to match
4. No windows in side elevation facing no. 15

Informative

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 11.06.2018

Authorised by: Peter Barnett Date: 11 June 2018