Development Management – Delegated Officer Report

Application Number: AWDM/0193/24 Recommendation – APPROVE

Site: 10 Adur Drive, Shoreham-by-Sea, BN43 6PL

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is located on the east side of Adur Drive and is a two storey terraced dwelling. The dwelling has a rear small dormer and an outbuilding at the back of the rear garden which can be accessed from the unmade up road to the rear of Adur Drive.

The Drive is made up of predominantly two storey terraced dwellings, many of which have rear extensions (no.'s 14 & 16 have rear extensions across the full width of their properties), and rear outbuildings. Also many have converted their front amenity area to car parking.

The site is not a Listed Building and is not within a Conservation Area.

The Proposal:

The application seeks permission to:-

- Provide a single storey rear extension;
- The extension to have a false pitched roof with a flat top;
- Measuring 3.488m deep x approx. 5.4m wide x 3.3m high (excluding rooflight).

NB: There is an enlarged rear dormer shown on the submitted plans but a notation on the plans state that it is permitted development and does not form part of this planning application – approx. $30m^3$

Consultations: None.

Representations: None received

Relevant Planning History: None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15

Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The proposed rear extension will not be viewed from the street scene, and thereby does not affect the visual amenities of the wider area. There are allotments to the rear of the property, and therefore no residential properties to the rear of the application site.

The neighbouring properties, no.’s 8 (to the south) and 12 (to the north) of the application site will be affected by the proposal. Supplementary Planning Guidance, Development Control Standard no. 2, ‘Extensions and alterations to dwellings’, states that on a terraced dwellings single storey rear extensions, which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m. The proposal submitted shows that the extension will be no deeper than 3.5m, thereby it is considered acceptable with regard to its neighbours.

The design appears to be acceptable on this property and there are no windows in the side elevations to overlook the neighbouring properties. However, it is considered reasonable to restrict windows in the side elevations on any permission given.

The rear dormer does not form part of this application and an informative on any permission stating that the dormer has not been considered here, will be appropriate.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved following amendment
2. Dormer etc.,

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

Case Officer: Eve Hearsey Date: 24.04.2024

Authorised by: Peter Barnett Date: 24 April 2024