Development Management – Delegated Officer Report

Application Number: AWDM/0930/23 Recommendation: APPROVE

Site: 10 The Burrells, Shoreham-by-sea, West Sussex

Proposal: Proposed single storey rear extension.

Date of Site Visit: 11/07/2023

Neighbours Checked: Y

Additional neighbour notification: N

Site and Surroundings

The application site is a chalet style bungalow which is part of a pair of properties. To the front there is parking for at least two vehicles with on street parking. The front gardens are largely open with dwarf walls separating the frontages. To the rear the pair of bungalows have a gable end protruding to the rear with a depth of 2.95m. The chalet bungalows also have garages to the rear, the application site has extended their garage.

The properties on each side of the application site the properties have undertaken a number of alterations. The properties are now two storey dwellings with dormers, others are more traditional two storey dwellings.

Proposal

The proposal seeks to infill the gap between the boundary and the eastern protrusion. The proposed extension is a flat roof infill at the eaves height. The extension will measure 2.95m in depth and have a width of 2.47m.

Within the flat roof there is proposed to be a sky light. The existing protrusion will also have an alteration to bi-folding doors to replace the window which is currently serving a bedroom.

All other amendments are internal and as such do not form part of the application as they can be completed under section 55 of the Town and Country Planning Act (1990) (As Amended).

Consultations:
None Received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual amenity

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential amenity

The location of the proposed extension means that there will only be one neighbour that is impacted by the proposed development. This is the neighbour which shares the boundary. The attached property has its own projecting section and this proposal would leave their window in a recess. The Council's DM Standard advises:

"*Where dwellings have been built with projecting sections it would not usually be acceptable to build an extension infilling the space between the projection and the boundary with an attached dwelling, unless both property owners co-operate to build a combined extension. This is because the property which was not extended would be left with rooms in a deep recess which would have a poor outlook and insufficient light*."

In this case, due to the depth of the proposal being less than 3m and the position of the proposal to the north of the attached neighbour, plus its lower roof height than the existing projection, it is not considered that the extension would result in an overbearing or harmful impact on the neighbour.

The bi-fold doors are not considered to impact the neighbouring properties, with them replacing a window. As such any views from the windows have the same relationship as the existing.

There will be no openings on the south elevation of the extension so overlooking is not considered to be an issue.

As such it is not considered that the proposed extension would result in a demonstrably harmful impact on the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4.No side windows

Is recommendation contrary to letter(s) of representation N

Informative

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: Finlay Gardner Date: 10/08/2023

Authorised by: Peter Barnett Date: 10 August 2023