Expiry Date – 11/1

Development Control – Delegated Officer Report

Application Number: AWDM/1883/20 Recommendation – Grant

Site: 31 and 33 Upper Kingston Lane, Shoreham

Proposal: **Proposed single storey rear extensions to 31 and 33 Upper Kingston Lane with part pitched roof and part flat roof. Roof lights to outside pitched roof slopes.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/12 plus applicant's photos

Site and Surroundings

This application relates to a pair of semi detached houses on the west side of Upper Kingston Lane. The properties as built have cat slide roofs. No. 33 has added a large side dormer, both have small half width rear additions with pitched roofs.

The house to the north, 35 is a similar house and has a side dormer too and rear extension. No.29, to the south is a more typical two storey house.

Both properties share drives with their nearest neighbours and have garages at the end of them.

Proposal

Planning permission is sought to replace the existing rear additions with full width extensions measuring 4.8 metres in depth from the original main rear wall. The extensions have pitched roofs on their outside with a ridge height of 4.05 metres. The central elements of both are flat roofed with a maximum height of 3.05 metres.

Relevant Planning History

31.

None.

33.

AWDM/0618/12 - Application for a certificate of lawfulness for proposed side dormer and single storey rear extension. Issued.

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

These extensions are to the rear and not untypical. They will not cause harm to local character.

Neighbour amenity

No. 35, to the north, is the other side of a shared drive and has had a 3 metre deep rear extension. Plans at the time of their approval show the side windows are secondary or to non habitable rooms.

No. 29 is to the south and also the other side of a driveway. It has a modest rear addition nearest the shared boundary and an 'L' shaped conservatory beyond.

The proposal involves the removal of existing side windows in both properties.

Given the separation distances involved and additions either side the proposal will not be harmful to either neighbour.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials to Match*
4. *No side windows*

5. *The extensions and alterations hereby approved shall be carried out as a single development to be completed in its entirety at both properties (31 and 33 Upper Kingston Lane) within one month of each other and they shall not be implemented as separate, individual developments.*

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 18/12/20
Authorised and signed by:	Peter Barnett	Date: 18 December 2020