Development Management - Delegated Officer Report

Application Number: AWDM/0410/22 Recommendation – APPROVE

Site: 87 The Drive, Shoreham-by-Sea, BN43 5GE

Proposal: Proposed 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 and Surroundings:

The property is a Sussex hipped roof, semi-detached bungalow, located on the west side of The Drive, in Shoreham. The bungalow has been extended to the roof with a rear, full width flat roof dormer, and 3no. front rooflights. The ground floor rear of the property has a small mono pitch extension plus a hipped roof small extension. The land to the rear is lower than the front.

The street scene comprises predominantly bungalows, with a mix of semi-detached and detached. Many of the bungalows have been extended to the rear and/or to the roof. The adjoining neighbouring bungalow has a full width rear extension plus a conservatory attached to the rear extension

Proposal:

This application seeks planning permission to:-

- Extend the rear of the property by 2.675m on the north side and 3.915m on the south side, with a width of approx. 7.5m and height of approx. 3.5m
- The extension will have a false pitch roof and a flat top with 2no. flat rooflights within it

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The proposed extension is to the rear of the bungalow, and thereby will not be readily viewed from the street.

It will extend out to be marginally further out than its neighbours extension at no. 85, plus it will be set away from the mutual boundary by approx. 500mm. It is thereby considered that the proposal will not negatively affect the existing amenities of no. 85.

No. 89 to the north is separated from the application site by approx. 4.6m with an intervening boundary, this distance is deliberated to be reasonable between properties in streets, and the proposed extension is not considered that the proposal will adversely affect the existing amenities of this neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 01.06.2022

Authorised by: Peter Barnett Date: 1 June 2022