Development Management – Delegated Officer Report

Application Number: AWDM/0967/22 Recommendation: APPROVE

Site: 45 Buci Crescent, Shoreham-By-Sea, West Sussex

Proposal: Single storey side extension, alterations to fenestration on existing rear extension.

Date of Site Visit: 12th July 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a semi detached two storey property within the street of both bungalows and dwelling houses. There is an existing small shed to the side of the property and a single storey timber clad extension to the rear with mono pitch roof. Consent is sought to remove the shed and to erect a single storey extension along the northern boundary of the site following the angle of the boundary. The building is to contain a utility/W.C, play room and bedroom. It is to be finished with timber cladding to match the existing rear extension with a glazed link connecting it to the main dwelling. Rooflights were proposed on the north roof slope however amended plans have been received to show these moved to the southern side following advice from officers that these could be unneighbourly. A window to the W.C has also been added to the front elevation of the extension. The plans also show bi folding doors added to the existing single storey extension.

Representations

1 representation received from the owner/occupier of no. 47 Buci Crescent neither supporting or objection to the proposal stating - The owner of the property has requested for me to comment that before any building works are carried out the fence by the existing rear extension of 45 Buci Crescent is put back to its previous state as it currently oversteps the boundary of her property and does not want this land built on.

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

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is set back to the side of the property, it is visible from the street however will appear subservient to the main dwelling and it is designed to be in keeping with the existing dwelling with timber cladding which compliments the finish of the existing extension. The glazed link is a contemporary addition which is lightweight and links the new development to the main dwelling. The shed to the side of the property will also be removed. The ground level of the site is lower than the property to the north, no 47, this allows the extension to appear less prominent along the boundary line, the proposed roof lights will not be visible from the street and the roof is a low level pitch.

Residential amenity

The main property to be affected is the bungalow to the north, no. 47. This property is at a higher level than the application site. There are side windows at no. 47 facing towards the site however they will look over the roof and the proposed building will not result in any significant loss of light or overbearing impact. The amended plans show the rooflights to the south roof slope to avoid any possible light pollution towards the boundary, this is considered acceptable. The proposed replacement bi folding doors will have no adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the north elevation of the extension or roof slope.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 25th July 2022

Authorised by: Peter Barnett Date: 28 July 2022