Development Control – Delegated Officer Report

Application Number: AWDM/0129/20 Recommendation – APPROVE

Site: 45 Corbyn Crescent, Shoreham-by-Sea, BN43 6PQ

Proposal: Demolition of existing rear extension and construction of proposed two storey extension to rear (north-west)

Date of site visit: 27.02.2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a two storey semi-detached dwelling, situated within a cul-de-sac location of Corbyn Crescent. Corbyn Crescent appears to comprise semi-detached and terraced dwellings of similar design. The material of the elevations of the dwelling is pebbledashed (not facing brickwork as stated on the application forms).

The site at the rear is 'dog legged' at an angle from the rear of the dwelling, and this angle continues to the rear for over 20m, and abuts the allotments at the rear.

There are other first floor rear extensions within the Crescent e.g. no. 17, but predominantly there are single storey extensions. The adjoining property no. 47 has a single storey rear extension, as too has the other neighbour to the side, no. 43

The application seeks permission to construct a two storey, pitched roof, rear extension measuring approx. 3.7m deep x 5.2m wide x 7.15m high (to the ridge)

Planning History: None

Consultations: Environmental Health

No objections from Private Sector Housing

No adverse EH comments

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)

National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed development for the two storey extension to the rear of the dwelling.

The relevant issues are the effects on the visual and residential amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual and Residential Amenity

The proposed rear two storey extension will cover a similar footprint to the existing single storey extension but will protrude a further approx. 1.8 out into the rear garden. It will block the existing position of the gate to the rear garden, meaning the gate will be moved over slightly. The gap from the corner of the proposal to the boundary will be approx. 800mm.

The two storey extension will be positioned some 2.4m from the boundary with the adjoining property no. 47.

No.45 sits to the north of the other neighbouring dwelling no. 43, so although the extension will be closer to the side boundary with that property, it will in fact be positioned some 8m beyond the rear of that dwelling.

It thereby will be viewed from the neighbouring propety but it is not considered that it will result in unacceptable harm to the existing visual or residential amenities of that property due to the distance, offset position and angle of the extension in relation to No.43.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No first floor windows to the side elevations

Informative
1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.03.20

Authorised by: Peter Barnett Date: 2 March 2020