Development Management – Delegated Officer Report

Application Number: AWDM/1684/23 Recommendation: Approve

Site: 45 Adur Drive, Shoreham-by-sea

Proposal: Single storey rear extension

Date of Site Visit: 4 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property is a mid terrace dwelling on the west side of Adur Drive. It is proposed, as amended, to construct a single storey rear extension measuring 2.5m deep on its south side and 3.5m deep on its north side. An open pergola structure is proposed to be attached to the end of the extension, projecting a further 1.45m on the north side and 2.45m on the south side. It will have an asymmetric pitched roof to a height of 3.6m at its highest point. A small area of overhanging roof is shown beyond the extension over part of the pergola, with its deepest point towards the middle of the extension due to the angled nature of the rear wall of the extension.

The extension will be finished in brickwork with either a grey membrane or plain tiled roof.

A rear dormer window is also shown on the plans but it does not form part of the application as there is a notation on the plans to say that it permitted development, having a volume of 30m3.

Planning History:

None

Consultations:

None

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 (December 2023)
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 at the rear and will have a limited visual impact.

Residential amenity

The rear extension meets the Council's guidelines for extensions to terraced properties, being no greater than 3.5m deep. There was concern with the original plans that the overhanging roof beyond the extension would have had an overbearing impact on the neighbouring property to the north (No. 47) due to its original depth overall of 5m.

The amended plans have revised the external covered area, omitting the solid area of overhanging roof on the boundary almost entirely, leaving just a small projection of roof at the face of the building where it is closest to the boundary with No. 47. This has resulted in a more acceptable impact on the occupiers of No. 47. The open pergola area remains.

To the south, No. 43 has its own rear extension and will not be adversely affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 18 January 2024

Authorised by: Gary Peck Date: 18 January 2024