Development Management – Delegated Officer Report

Application Number: AWDM/0216/24 Recommendation – APPROVE

Site: 28 King George Road, Shoreham-by-Sea, BN43 6YL

Proposal: 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 & Surroundings:

The property is located on the south side of King George Road, and is a two storey end of terrace, hipped roof dwelling. The front amenity land has been hardsurfaced for the parking of cars, and there are out buildings within the rear garden.

The road is characterized by two storey dwellings, some semi-detached and others terraced. Many of the dwellings in the road have single storey rear extensions

The site is not a Listed Building and is not within a Conservation Area.

The Proposal:

The application seeks permission to:-

- Provide a single storey rear extension, with a mono-pitched roof;
- Measuring 4m deep x approx. 3.4m wide x 3.4m high.

Consultations: None.

Representations: None received

Relevant Planning History: None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The rear extension will be 4m in depth, which is 500mm deeper than that suggested by the Supplementary Planning Guidance, Development Management Standard no. 2, 'Extensions and alterations to dwellings', which states that proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties.

It goes onto say that on terraced dwellings, single storey rear extensions, which abut, or are within 1m of a common side boundary with an attached dwelling, should normally be no deeper than 3.5m.

However, the adjoining neighbour dwelling no. 26 has an existing rear extension measuring some 3m in depth, which means that the proposed rear extension will only protrude further than the neighbours extension by approx. 1m, which is considered not to result in any material loss of visual or residential amenity by way of material overshadowing or overbearing to no. 26. Thereby it is deliberated that the 4m deep extension will be an acceptable form of development.

The other contiguous properties at no. 30 King George Road to the side, and no. 21 Montford Close to the rear, are far enough away from the proposal so as not to be affected.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 18.04.2024

Authorised by: Peter Barnett Date: 18 April 2024