Development Management - Delegated Officer Report

Application Number: AWDM/0181/21 Recommendation – APPROVE

Site: 4 Mill Avenue, Shoreham-by-Sea, BN43 5GF

Proposal: Demolition of conservatory. Proposed construction of single storey extension to north elevation

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the north side of Mill Avenue in Shoreham and is a semi-detached bungalow. The land is sloping and the application site has lower land to the front than the rear. Its neighbouring property to the west is a detached two storey dwelling (no. 75 Downsway), and is on lower land than the application site.

The application site has an existing conservatory type rear extension, and a side detached garage. The adjoining half of the semi-detached, no. 2, has a rear dormer and a ground floor side infill extension up to the boundary with no. 77 The Drive.

Proposal:

The application seeks permission to replace the existing rear conservatory with a rear extension, the section next to no.2 measuring some 3.6m wide x 3.5m deep; and the adjoining section of the extension being a further approx. 1.2m out and approx. 4.4m wide. The height of both parts of the extension (excluding the roof lanterns) will be approx. 3m.

There will also be steps leading down from the extension to the garden.

Representations: None received

Consultations: None

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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

Being located to the rear, the extension will not be readily visible from the street scene, and thereby will not detrimentally affect the visual amenities of the locality. Further, many properties in the surrounding area have undergone rear extensions of some form, and many rear areas are either higher or lower than the frontages of the properties given the fact that the area is on a hill rise.

The neighbouring properties that could be affected by the proposal are no. 2 Mill Avenue to the east; no. 75 Downsway to the west; and no. 39 Saxons to the north.

The rear garden of no. 39 Saxons abuts the application site to its rear garden boundary, which will be some 10m from the rear of the proposed extension, and thereby the property will not be materially affected by the proposal.

No. 75 Downsway to the west is on slightly lower land than the application site, but the mutual boundary fence between the properties being on higher land than no. 75, screens the ground floor of no. 75 from view from the application site, but conversely the application site is elevated from no. 75. However it is considered that the approx. 3.5m separation distance from the side elevation of the proposal to the boundary helps to dissipate the effect of the extension on the neighbours.

No. 2 Mill Avenue lies directly to the east is likely to be the most affected by the proposal. However, the proposal is no more than 3.5m deep, which is in line with the Adur SPG on extensions and alterations to dwellings thereby it is an acceptable form of development.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 21.04.2021

Authorised by: Peter Barnett Date: 21 April 2021