Development Management - Delegated Officer Report

Application Number: AWDM/0450/22 Recommendation – APPROVE

Site: 7 The Drive, Shoreham-by-Sea, BN43 5GA

Proposal: Proposed ground floor 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 and Surroundings:

The site is situated on the west side of The Drive, Shoreham and is a two storey, linked, semi-detached1930's dwellinghouse. There is a single storey flat roof rear extension, and a side garage type structure.

The street scene comprises a mix of dwelling sizes with semi-detached and detached dwellings, many of which have undergone rear, single storey extensions.

Proposal:

This application seeks planning permission to:-

- Extending the existing rear extension by 1.28m to square off the rear;
- Provide bifold doors across the width of the rear elevation (approx. 5.5m)

Consultations: None

Representations: None received

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 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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:

The proposed extension will be to the rear, and thereby will not be seen from the street scene. It will also not be any deeper than the existing garage structure, and thereby will not be viewed from the neighbouring property to the north.

It will be viewed by the neighbour to the south, no. 5, but as the proposal will be approx. 1.3m deep, it will have limited effect onto the neighbour. It is noted that no. 5 has a conservatory type structure adjoining the mutual boundary with no. 7, but as the proposal will be to the north of that neighbour there will be only incomplete and partial overshadowing, and then only the section above the existing boundary treatment.

The submitted plans also indicate that there will be a loft conversion at no.7, and this will not involve any extension to the roof by way of dormers etc., but it will include the provision of rooflights to the front and rear roofslopes, 3no. on each, 6no. in total. The agent has confirmed that the rooflights will not protrude higher than the roofslope by more than 0.15m, and thereby, they will not require planning permission.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26.05.2022

Authorised by: Peter Barnett Date: 26 May 2022