Development Management – Delegated Officer Report

Application Number: AWDM/0485/20 Recommendation: APPROVE

Site: 1 Queens Place, Shoreham-By-Sea

Proposal: Proposed single storey rear extension

Date of Site Visit: 2 April – site viewed from front and across from Ravens Road as well as Street View images

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks full permission for the erection of a single storey rear extension to the northern side of the property.

The application site is to the western side of Queens Place and is within the Conservation Area, the boundary of which is at the end of the garden. The property is a within a terrace and already has by the far the most prominent rear addition in the row with a centrally located 2 storey rear extension reaching far more deeply into the plot than those around it.

To the north is 2 Queens Place which itself has a 2 storey rear extension adjacent to the boundary. The property to the south, Rinella, has not been extended.

Planning History:

Planning permission was granted in 2009 for *Pitched roof (to replace flat roof) on existing two-storey rear extension and replacement of external materials to first floor sunroom to create a shower-room* (ADC/0239/09)

Consultations:

Adur District Conservation Advisory Group: Approve

Representations:

None received

Relevant Planning Policies:

Adur Local Plan (2017):

Policy 11: Shoreham-by-Sea
Policy 15: Quality of the Built Environment and Public Realm
Policy 17: The Historic Environment
National Planning Policy Framework (CLG 2019)
Planning Practice Guidance (CLG 2014)

Planning Assessment

The main issues in the determination of the application are the effect of the proposal upon the character and appearance of the Conservation Area and the amenities of neighbouring properties.

The application site is visible from the public viewpoint at present from the south but only because of the open nature of the Cecil Norris House site pending its redevelopment. In any case, the proposed extension is on the northern side of the site and therefore would be hidden by the existing 2 storey extension. There would be no impact upon the Conservation Area, therefore.

Similarly, the extension would have no impact upon the property to the south as it would be behind the existing extension when viewed from that property and so the main impact is to the property to the north. While the proposal would extend beyond the rear line of the neighbouring property to the same line as the existing 2 storey extension, its impact would be offset against the profile of the much larger existing building and it cannot be considered to have a materially harmful impact therefore. The combination of the existing extension and the rear addition of the neighbouring property also lead to a narrow tunnel impact to the existing building which would be alleviated by the infill extension proposed.

The proposal is therefore considered acceptable.

Recommendation

To GRANT planning permission subject to the following conditions:

01 Approved Plans
02 Full Permission
03 Matching Materials
04 No windows…northern…

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

Case Officer: Gary Peck Date: 1 May 2020

Authorised by: Date: