Development Management - Delegated Officer Report

Application Number: AWDM/0086/21 Recommendation – APPROVE

Site: 24 Cheal Close, Shoreham-by-Sea, BN43 5RQ

Proposal: Single storey outbuilding/extension on rear (north) boundary with link to main dwellinghouse.

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 Cheal Close on the Shoreham Beach Estate, and is on higher land than the adjoining property to its rear (no.'s 60 & 62 Riverside Road).

The dwelling is a linked attached bungalow, the link being a flat roof garage linked with no. 26's flat roof garage.

The property has a long, flat roof rear extension that is positioned close to the boundary with no. 22 Cheal Close

Proposal:

The application seeks permission to provide a single storey extension at the end (rear) of the property, close to the north and east boundary.

The extension will be a rhombus shape, with the east elevation being shorter than the west elevation; and the rear (north) elevation being set at an angle. The structure will measure approx. 10m wide x 5.3m deep on the west and 3.8m deep on the east. The height will be approx. 2.1m at its rear (north) and 2.4m at its front (south).

The structure will be set into the land by some 450mm

The structure will have a sedum roof

The structure will be connected to the main house by a covered link measuring some 1.3m wide x 2.3m long

Representations: 26 Cheal Close; 62 Riverside Road

- I am happy for the application to be approved
- The neighbours consulted me and I understand the urgent need for the extra space needed for the wellbeing of their family

- We are in support of the proposed single storey development

Consultations: None

Relevant History:
ADC/0054/11 Single storey rear extension (amendment to ADC/0182/10 showing increase in height and length of extension) (Retrospective)
Approved 06.06.2011

ADC/0182/10 Enlarge replacement single storey rear extension
Approved 05.06.2010

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

The land on which the proposed extension is to be positioned is higher than the property to the rear and the host dwelling, therefore in order to minimize its effect, it has been cut into the land by approx. 450mm.

Whilst it is quite close to the rear and side boundaries, the plans show that, because of the dig out for the extension, its height will be approx. 360mm above the lower section of fencing to no. 62 Riverside Road, and some 270mm above the taller section of fencing to no. 60 Riverside Road. The roof slopes up, away from the boundary and will have a Sedum finish to soften the impact in views from the property to the rear.

The extension has been designed to be no higher than the existing extension, thereby minimizing its visual effect onto the neighbouring residential properties and landscaping will be maintained in order to provide private spaces for the occupiers of the site. The Sedum roof will also contribute to the greenery on the site.

Even though the built form of the site is fairly extensive, it is considered that there is adequate outside amenity remaining of some 8.6m wide x 14.1m long (excluding the paved patio area directly to the west of the proposed extension), making an area of

approx. 121 square metres. Plus there will be amenity space to the east of the existing rear extension, next to the boundary with no. 22 Cheal Close.

No. 60 Riverside Road to the rear (north), has a relatively small rear garden area, of approx. 9m in length. They have a large shed close to the boundary with the application site, and the outside patio area is behind this shed. As stated above, the new structure will be close to the boundary with no. 60, all things being considered, it is reasoned that the new structure will not have a materially detrimental impact onto the existing visual or residential amenities of no. 60.

No. 62 Riverside Road is positioned to the rear corner of the application garden for a distance of approx. 3.5m, and like its neighbour in Riverside Road, no. 62 has a garden length of approx. 9m. The view of the structure above the existing fence will be some 360mm above the height of the fence, and this is not considered to be a demonstrable impact onto either of their existing visual or residential amenities.

No. 22 Cheal Close to the east, has its own outbuilding structure close to the boundary with no.24 and the proposal, and also has a hedge along the mutual boundary with no. 24, it is thereby considered that the new extension will be fairly well screened from no. 22, and will thereby not result in unacceptable harm to either the visual or residential amenities of no. 22.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 17.03.2021

Authorised by: Peter Barnett Date: 17 March 2021