# Development Management – Delegated Officer Report

**Application Number: AWDM/1007/24 Recommendation: APPROVE**

**Site: 6 Buckingham Close, Shoreham-By-Sea, West Sussex**

**Proposal: Two storey side extension to south elevation with raised terrace to the rear, existing garage removed.**

**Date of Site Visit: visited when considering previous application AWDM/0735/24, 16th July 2024.**

**Neighbours Checked: Y**

**Additional neighbour notification: N**

**Proposal, Site and Surroundings**

The application site is a two storey, semi detached dwelling within a cul de sac of similar dwellings. There is a detached, single garage to the side of the dwelling with parking and a front and rear garden. The site is at the end of the cul de sac, the boundary with St Nicolas and St Mary Primary School is to the rear and side of the application site. There is construction work currently taking place here with site access via the end of the close.

Consent is sought to remove the garage to the side and construct a two storey extension. The extension is to be set back from the front of the building, set down from the ridge. It will be flush with the rear of the house. There is an existing raised patio to the rear with balustrade, this will be continued to the rear of the extension.

A similar application was approved in July 2024 for a two storey extension which was not as deep and therefore was further set back from the front of the dwelling and set down to a greater degree. The fenestration also differed slightly.

**Consultations:**

**Southern Water: -** From the information received, we can see no evidence of the applicant using the existing wastewater connection and Surface Water scheme. If this is the case, Southern Water will need to be informed, until then we are unable to comment fully on this proposal. The public sewer is a combined system, receiving both foul and surface water flows, therefore no flows greater than are currently directly received can be accommodated in this system. However, it is possible that by removing some of the existing surface water entering the sewer, additional foul flows could be accommodated, i.e. no net increase in flows. If the applicant wishes to

investigate this option, the applicant will be required to provide Southern Water with a topographical site survey and/or a CCTV survey showing the existing impermeable areas draining to the sewer and their connection points, pipe sizes, gradients and calculations confirming the proposed flows will be no greater than the existing flows received by the sewer. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

**Representations: -** None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

**Planning Assessment**

**Principle**

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

**Visual amenity**

The extension will be visible from properties opposite, however due to its position it will have no adverse impact upon adjacent occupiers. The main dwelling screens the extension from the attached neighbour and the site borders the school therefore no detrimental impact will occur here from the extension or terrace. The extension is similar to that already approved, there will be no harmful visual impact. The proposal complies with Development Management Standard No. 1 which states that two storey side extensions should be set back from the front of the dwelling and set down from the ridge. This allows the extension to appear as a subservient addition.

**Residential amenity**

The extension will be visible from properties opposite, however due to its position it will have no adverse impact upon adjacent occupiers. The main dwelling screens the extension from the attached neighbour and the site borders the school therefore no detrimental impact will occur here from the extension or terrace.

**Other Matters**

Southern Water have commented on this application as set out above. There were no comments received in relation to the previous application. For consistency the applicant has been advised of the comments and this is attached as an informative for the applicant to resolve. The applicant's agent has made the following comments in relation to this.

*"Both the foul and surface water measures will be dealt with during the Building Regulations application process. Foul water will be taken into the existing sewer system and new surface water will be taken to a new soakaway within the rear garden area. I have previously made the client (applicant) aware of the proximity of the public sewer and their obligations to contact Southern Water regarding any 'build-over' requirements and new connections."*

This therefore addresses the comments made by Southern Water.

**Recommendation**

APPROVE

**Subject to Conditions:**-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The applicant is advised that the public sewer is a combined system, receiving both foul and surface water flows, therefore no flows greater than are currently directly received can be accommodated in this system. However, it is possible that by removing some of the existing surface water entering the sewer, additional foul flows could be accommodated, i.e. no net increase in flows. If the applicant wishes to investigate this option, the applicant will be required to provide Southern Water with a topographical site survey and/or a CCTV survey showing the existing impermeable areas draining to the sewer and their connection points, pipe sizes, gradients and calculations confirming the proposed flows will be no greater than the existing flows received by the sewer. For further advice, please contact Southern Water, Southern House,

Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email
at:SouthernWaterPlanning@southernwater.co.uk

Case Officer: Hannah Barker Date: 11th September 2024

Authorised by: Peter Barnett Date: 11 September 2024