Development Management – Delegated Officer Report

Application Number: AWDM/1624/23 Recommendation: APPROVE

Site: 51 New Road, Shoreham-By-Sea, West Sussex

Proposal: Ground floor rear extension

Date of Site Visit: 12th December 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a terraced, two storey property within a row of character properties within Shoreham, near the town centre. The site is within the Conservation Area. Consent is sought for a single storey lean to extension to infill the recessed space between the side of the outrigger and the boundary with the adjacent dwelling. The plans show the boundary wall remaining and the wall of the extension abutting this. Four rooflights are proposed and the extension will add to the existing space to create an open plan kitchen dining space.

Consultations:

Adur District Conservation Area Advisory Group: - Approve

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'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 and the Conservation Area.

Visual amenity and Impact upon Conservation Area

The extension is to the rear of the site and is therefore not visible within the Conservation Area. It infills the space between the side of the host building and the boundary with the adjacent dwelling. It is modest and subservient in scale and in keeping with the character and appearance of the building.

Residential amenity

The dwelling to the east is completely screened by the host dwelling and therefore the extension will have no impact in this case. To the west the neighbouring dwelling has an infill single storey extension. The proposed extension in this case will be adjacent to this extension with a 1.9 metre projection to the rear. In this case this will be acceptable as although it is adjacent to the boundary at this depth it is not considered to have a significant impact upon light or outlook to warrant a refusal. Development Management Standards refer to a depth of 3.5 metres adjacent to attached properties as being a suitable depth of single storey extension.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No windows or openings on west side of extension

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 3rd January 2024

Authorised by: Peter Barnett Date: January 3rd 2024