Development Control – Delegated Officer Report

Application Number: AWDM/0039/18 Recommendation- APPROVE

Site: 272 Upper Shoreham Road, Shoreham-by-Sea, BN43 6BF

Proposal: Ground floor rear extension to enlarge Post Office.

Date of site visit: 25.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey middle of terrace unit with retail on the ground floor (including a Post Office), and a two bedroom flat over. The access into the first floor residential flat is via a separate door to the side of the shop. The shop is currently being used as a newsagents/convenience shop and a small extension to the rear houses the Post Office accessed from within the shop. The property is within the Local Shopping Parade in Shoreham-by-Sea

The rear has a prefab single storey detached structure used as a store, and there is a rear garden leading out onto Garden Close. The small roof section over the rear extension has seen better days as too has the prefab store structure. The ground floor of the premises is set lower than the level of the rear garden and there are steps from a small concrete area directly behind the shop which lead up to the rear garden.

The property's neighbours within the terrace are also in commercial use, (Chinese take away at no. 270 and Indian at no. 274) and appear to have first floor residential accommodation. Some of the neighbours have rear flues.

Proposal

Permission is sought to replace the existing rear extension with a larger single storey flat roof extension measuring 6.77metres wide x 5metres deep with a height of approx. 2.9metres

Relevant Planning History

SU/64/99/TP/17926 Single storey rear extension to PO/Shop and rooms in roofspace of flat over (With rear dormer).
Approved 18.06.1999

SU/130/04/TP2187 Single storey rear extension.
Approved 23.07.04

AWDM/0344/17 Replacement rear extension to north elevation with larger extension to contain one 1 bedroom flat. Retention of existing 2 bedroom flat

on first floor and new rear dormer to north elevation and formation of further 1 bedroom flat on second floor. Shop and post office to remain on ground floor. Refused 09.05.17

Consultations: None

Representations: None received.

Relevant Planning Policies

Adur Local Plan 2017: Policy 15, 27
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Principle

The site is located within a designated Local Shopping Parade in Shoreham-by-Sea, and within the built-up area where development is acceptable in principle subject to it not having an unneighbourly impact on existing dwellings or neighbouring properties

Visual Amenity

The proposed rear extension would replace and extend the existing extension which appears to be in very poor condition, particularly the roof which is leaking.

The existing rear extensions are side by side, with one forming the Post Office, and the other being a storage area. The two combined are approx. 6.6metres wide, very nearly the full width of the plot and are some 1.8 metres deep.

The plans indicate that the width of the new rear extension would be 6.77metres, which is very similar to the combined width of the existing extensions.

Visually, it is not considered that the single storey rear extension would result in unacceptable harm onto the visual amenities of the locality, or to the rear for several reasons, firstly because it would be replacing currently unsightly rear structures; and because it would only be some 1.4m deeper than the existing rear structures on the site; and finally it would help to improve the appearance of the rear of the site, as the existing extensions have seen better days and are in a very poor condition.

Neighbouring Amenity

There are residential properties close to the application site to the rear within Garden Close; no.'s 4 and 5 Garden Close. No. 4 is at an angle from the site and is approx. 30m distant, and thereby would not be directly affected by the proposal, no. 5 has a garden that runs along the side of the rear access road which serves no. 272, but the property is approx. 32m distance from the

proposed rear extension, which again is not considered that the proposal would result in unacceptable harm onto this property either.

No's 274 and 270 Upper Shoreham Road, have upper flats to their properties, although either side of the proposal, for the rear extension; No. 270 however has a relatively small rear extension which the proposed rear extension will protrude some 3 metres further from. The extension will be to the southwest of no. 270, meaning that using the 45 degree rule, there will be some loss of light to the ground floor of that property, but this will be minimized by the fact that the extension will be slightly lower than the level of the grass and thereby the neighbouring property.

However, the ground floor of no. 270 is within commercial use not residential, and thereby it is considered that the proposed single storey rear extension would be acceptable.

No. 274 to the west has a very large, long rear extension, which appears to be longer than the proposal. Thereby, this property will not be materially affected by the proposed rear extension at no. 272

Recommendation

APPROVE subject to the following conditions

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

Informatives

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 01.03.2018

Authorised by: Peter Barnett Date: 2 March 2018