Expiry Date 25th May 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0529/22 Recommendation – APPROVE

Site: 7 The Marlinespike, Shoreham-by-sea, West Sussex

Proposal: Proposed single storey rear extension

Date of site visit: Up to date Google Street view and mapping used to assess proposal.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Property Type:** A Chalet style bungalow set in a modest plot
- **Character:** resident
- **Site Levels:** Flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Single storey extension to the rear measuring 2.7m deep along the western elevation and 2.5m along the East elevation, to a total width of the existing dwelling
- The proposal will allow for the remodelling of internal space adding a more generous living room and dining room and open plan kitchen
- The extension would be finished in a render to match the existing house and would have bi-fold doors to the rear and x3 roof lights above.
- The roof would be flat with no additional spaces added to the existing first floor balcony.

Relevant Planning History:

AWDM/0087/12 - Front dormer with pitched roof, and west side balcony extension over existing living room (rear dormer extension to be built as 'permitted development') – approved 15.03.2012

Consultations:

None required

Representations:

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Letter of support from occupiers of 37 East Meadway

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 (July 2021)
- WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed extension is to the rear of the property and would not be visible from the surrounding roads.

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building. There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The extension complies with the Councils guidance for single storey extensions as set out in the SPG – Extending or altering your home. It is considered acceptable with regard to mitigating any significant impact of overshadowing and loss of light to the neighbour's property.

At this depth and height, the extension would not be considered overbearing or oppressive to the neighbour, in particular the balcony provision remains as existing. There are no openings proposed to the side of the extension and no overlooking or loss of privacy would occur.

There would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials

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Informative

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.

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

Case Officer: Stuart Corbey Date: 20/05/2022

Authorised by: Peter Barnett Date: 20 May 2022