Development Management – Delegated Officer Report

Application Number: AWDM/1728/22 Recommendation: Approve

Site: 71 Upper Kingston Lane, Shoreham-by-sea

Proposal: Retain as existing installed steps to the previously approved extension at the rear. New bamboo screening treatment to boundary fence and low level decking.

Date of Site Visit: 1 November 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi detached hipped roof bungalow at the top of Upper Kingston Lane at the junction with Hawkins Crescent and Hill Farm Way. Permission was granted last year for a hipped roof side extension with front and rear dormers, rear dormer with juliet balcony, flat roofed side extension for use as an annex; single storey rear extension; and frontage car parking (AWDM/1412/21).

Retrospective permission is sought for amendments to the development that occurred during construction. These are:

- The construction of steps from the rear elevation to the garden
- The erection of bamboo screening, 2m high, along the boundary with 69 Upper Kingston Lane

Planning History:

AWDM/1412/21 - Hipped roof side extension with front and rear dormers, rear dormer with juliet balcony. Flat roofed side extension for use as an annex; single storey rear extension; frontage car parking.

Consultations:

None

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 (July 2021)
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 amendments are to the rear of the property and are not readily visible from the street. They do not cause visual harm.

Residential amenity

The steps lead from the extension to the garden and comprise 5 steps with a narrow platform at the top which is not wide enough for tables and chairs (the bifold doors open out over the platform). Views into the neighbouring garden to the south are restricted by the new fence but, even with the fence removed, views would not be considered to be harmful from the steps as they are for access only and not a permanent sitting area. Views over neighbouring gardens are possible from the new rear dormer. The bamboo fence does not cause a loss of amenity to neighbours

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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: Peter Barnett Date: 11 November 2022

Authorised by: Gary Peck Date: 15 November 2022