Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**

Site: **20 Beach Green, Shoreham-By-Sea, West Sussex, BN43 5YG**

Proposal: **Retrospective application for single storey rear extension**

Date of site visit: 16 April 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is an end of terrace dwelling which sits behind the riverbank to the west of the footbridge at Shoreham. A flat roofed single storey extension has been constructed at the rear of the dwelling which runs the entire length of the boundary with its neighbour to the west, No.22, a distance of 4.5m. It is 3.2m wide and 2.5m high with a sloping roof which drops to 2.3m at the point furthest from the house.

It is a timber structure with glazed windows and doors on its east side. It has been constructed at the end of the garage and is used as a shed/workshop. 20 Beach Green has a 'rear' garden which is primarily located to its east side and this contains various structures such as a pergola and water features.

Relevant site history

ADC/0306/07 - Ground floor rear extension, first floor side extension and conversion of roof space – Refused

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The extension is visible from the footpath on the riverbank but is at a significantly lower level and does not appear unduly prominent. It is screened to some extent by vegetation and a rear boundary fence so that only to the very top of the extension and the flat roof are visible as one passes the site.

While it extends up to the rear boundary, it is not considered that it harms the character or appearance of the property. The main amenity space/garden is to the east of the dwelling and the extension does not diminish this area to any great extent. It is not considered that it sets a precedent for the other properties in the terrace as they have less garden space and would be unable to extend without unacceptably diminishing their garden space.

Residential amenity

The extension is immediately on the boundary with No.22 Beach Green and runs the entire length of the short boundary between these properties (4.5m). This is 1m longer than is normally considered acceptable in the Council's DC Standard. However, these dwellings face North West and receive little sunlight from the east or south. Furthermore, No.22 has a first floor balcony which overhangs the ground floor windows and already causes some overshadowing to the ground floor rooms. The extension is a maximum of 2.5m high and does not unduly dominate or cause harm to the amenities of No.22. On balance, it is considered that the extension is acceptable in amenity terms and can be supported.

Accessibility and parking

The development does not affect parking or access at the property

Recommendation

APPROVE for the reason:-

The development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. No windows or other openings in west side wall of the extension
2. Approved plans

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

Case Officer: Peter Barnett Date: 6 July 2012

Authorised by: Jo Morin Date: 9 July 2012