Development Control – Delegated Officer Report

Application Number: AWDM/0312/21 Recommendation APPROVE

Site: 3 Buckingham Close, Shoreham-by-Sea, BN43 6BX

Proposal: Single storey side extension and front porch

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwellinghouse situated on the east side of Buckingham Close which is a cul-de-sac. The property currently has a detached single storey side garage, which although detached from the existing dwelling, is attached to the neighbouring garage at no. 2.

The street scene is characterised by semi-detached dwellings of a similar design to the application dwelling, and it is noted that several of the dwellings in the Close have had some form of development such as two storey side extensions (no.'s 1, 2, 5, 7 & 11); and there are also many single storey rear extensions.

Proposal

The application seeks permission to remove the existing garage and to construct a single storey side extension along the whole length of the dwelling part having a mono-pitch roof with rooflights. A section outside but adjoining this mono-pitch extension, will come up to the boundary with no. 2, and have a flat roof.

A garage door will remain at the front.

There will also be a hipped roof porch to the front of the existing entrance door.

Relevant Planning History:

SU/161/82 5 pairs of semi-detached houses and one detached house with garages, ancillary roadworks and landscaping work on land on south side of Upper Shoreham Road. **Appeal Allowed 13.01.1984**

AWDM/0556/20 Proposed single storey side extension and front porch **Approved 07.08.2020**

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide a single storey side extension.

The key concerns would be the affect the character of the area and existing residential amenities.

Visual Amenity

The loss of the garage in itself would not be unacceptable as there would be sufficient space available within the site for the parking of vehicles. Its replacement with a single storey side extension would also be considered acceptable.

The front section of the proposal will be up to the boundary with the neighbouring property no. 2, as indeed the existing garage currently is, thereby there will be no visual harm to it being replaced by the full width flat roof extension at this point.

The rear section of the side extension will have a mono-pitch roof in order to provide 4no. rooflights within it. On the previously approved application AWDM/0556/20, this part of the side extension was stepped back from the boundary to no. 2 by 1m, but with this current application, the 1m gap is now filled with a flat roof extension in order to provide an enlarged kitchen area.

The new porch will have a hipped roof with a flat top. It is noted that it appears that the other properties within the Close do not have a front porch, but it considered that the proposed porch will not negatively affect the visual amenities of the street scene and meets permitted development tolerances.

Residential Amenity

The proposed amendment over the previously approved 2020 extensions is not considered to detrimentally affect the existing residential amenities of the neighbouring residential properties as it will not result in any material overlooking, overbearing or overshadowing of the immediate neighbours no.'s 2 and 4 Buckingham Close.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 21.04.2021

Authorised by: Peter Barnett Date: 21 April 2021