Development Management – Delegated Officer Report

Application Number: AWDM/0150/24 Recommendation: Approve

Site: 24 The Avenue, Shoreham-by-Sea

Proposal: Single storey side extension

Date of Site Visit: 29 February 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached chalet bungalow on the south side of The Avenue. It has a flat roofed detached garage within the rear garden which it is proposed to demolish and replace with a single storey extension along the side of the property. It will project 6.2m beyond the rear wall of the house, which is the same as the existing garage.

It will have a monopitch, lean-to roof which will tie in with the existing catslide roof at the front of the house, meaning no set back from the front. It will be set in from the eastern boundary by 0.6m at the front but the rearmost part of the extension will abut the boundary.

Planning History:

AWDM/1292/12 - Dormer extension to front and first floor extension to rear, new pitched roof to front dormer - approved

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 (December 2023)
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

While not set back from the front, the extension is a modest addition which respects the character of the existing house.

Residential amenity

There is a tall hedge within the rear garden of the neighbouring house to the east which will screen much of the extension from view. The rearmost part of the extension replaces the existing garage to the same depth, albeit with a slightly higher roof. However, there will be no adverse impact on neighbouring amenity. The house to the east has an outbuilding at the end of its garden immediately behind the proposed extension.

Recommendation

APPROVE

Subject to Conditions:-

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

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: 29 February 2024

Authorised by: Gary Peck Date: 29 February 2024