Development Management - Delegated Officer Report

Application Number: AWDM/0635/22 Recommendation – APPROVE

Site: 90 Greenacres, Shoreham-by-Sea, BN43 5XL

Proposal: Ground floor rear and side extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Greenacres is a large housing estate a mixture of two storey semi-detached and terraced dwellings, all of similar designs. The estate is accessed off Connaught Avenue and meanders about by way of offshoots of the road. The whole is named Greenacres.

No. 90 lies to the north east of an off shoot and is a semi-detached dwelling with a vehicular access and drive to its side. Its neighbour no. 89 has a drive adjoining the application sites drive, but it is not a shared drive, just an adjoining drive. Both of these properties have garages at the end of the drive with also adjoin one another.

Many of the dwellings within Greenacres have rear extensions, and some also have side extensions, plus there are also dormer extensions on many of the properties, including the application site.

Proposal:

This application seeks planning permission to:-

- Provide a wraparound single storey rear and side extension
- The side extension measures 1.463m wide x 7.05m long
- The rear extension measures 6.065m wide x approx. 3m deep

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The existing garage is now too narrow to allow the access and egress of a car and the plans show its new use as a shed, which will be an acceptable use for the structure.

The side extension to the dwelling, thereby utilizes some of the drive, leaving a 1m gap between the side of the extension and the boundary line to the neighbouring property no. 89, and a new fence will also be constructed to the boundary line from the shed to the back corner of the side extension and will then return to the dwelling providing a gate access at this point.

No windows will be provided in the side elevation of the side extension, thereby there will be no overlooking onto no. 89, however roof lights will be provided within the low, hipped roof of the extension, which will provide additional light to the room created.

There will also be a small window in the front elevation, which improves the visual appearance of the development. The small window will reflect the fanlight windows on the front elevation.

The rear elevation will have 3no. full glazed bifold doors and a new window of a similar design to the first floor window, plus a further 2no. rooflights. These windows will not result in any greater overlooking to the rear property than the existing conservatory. It will line up with an extension on the attached property and will not reduce the light or outlook to the neighbouring property.

The side elevation to no. 89 will be a blank wall and thereby will not result in any material harm to the existing conservatory type structure on that property.

It is considered that the design of the proposal will be in character with the existing street scene.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 24.06.2022

Authorised by: Peter Barnett Date: 24 June 2022