Expiry Date - 04/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0661/23 Recommendation – APPROVE

Site: 16 Adelaide Square Shoreham-by-sea West Sussex BN43 6LN

Proposal: Ground floor rear extension and internal works (existing rear structures removed)

Date of site visit: 19/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated on the south side of Adelaide Square within a residential area to the north of Dolphin Road industrial estate. The property is a semi-detached household comprising a wet dash render façade and pebbledash to side (east) and rear (south) elevations with brick skirt, a plain tiled roof, and white UPVC openings. The property's footprint and plot is of a relatively modest size. The outdoor space consists of a short gravel driveway and concrete pathway to front, a narrow side (east) concrete pathway which extends alongside the boundary to the east with No. 18 Adelaide Square, and a relatively congested rear garden comprising a rear extension, raised decking area to front, a gravel area extending to the rear, 2No. outbuildings abutting the boundary to the east, ample vegetation, and garden furniture/ equipment typical of a domestic property.

The attached neighbour to the west No.14 Adelaide Square benefits from a larger plot size by virtue of its position on a corner plot. This neighbour exhibits a relatively large rear extension which abuts the shared boundary and extends further than the application property's existing rear extension. To the east, No. 18 is spaced a moderate distance and its rear building line is set marginally in front of the application property's. This neighbour exhibits a rear conservatory to their respective easterly elevation and shares a similar plot size. The boundary of Dolphin Road industrial estate abuts the rear garden to the south of the property. The large scale utilitarian industrial buildings are prominent in this setting.

Proposal:

Permission is sought for the demolition of the existing rear extension and the construction of a larger rear extension. The existing rear extension comprises composite clad, UPVC, and a slanted GRP roof. Where-as the proposed extension would comprise matching render elevations, a slanted GRP roof

with 3No. roof lights and parapet to boundary with the attached neighbour (No. 14), along with a window and bi-fold doors to rear (south).

The existing extension projects approximately 2.85m to the westerly side and doglegs to 1.4m to the easterly, has a maximum width of approximately 7.1m, and a maximum height of approximately 3m, shallowing to 2.3m. By contrast, the proposed extension would project 5m deep, span the entire width of the dwelling (approximately 7.75m), and have a height of approximately 3.1m shallowing to 2.7m (parapet level to west boundary approximately 0.25m above this).

Representations: None received.

Consultations: None received.

Relevant Planning History:

None at the application property.

Planning permission granted at the adjacent property to the east No. 18 for a Single-Storey Front Extension under SU/64/93/TP/10274, decision issued 24 May 1993.

Planning permission refused at the attached property to the west No. 14 for a detached two-bedroom house at rear under ADC/0712/07, decision issued 14 Jan 2008.

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The extension would be marginally visible to the public realm when viewed through the narrow gap between the application property and No. 18 to the

east. It is considered that the extension would be located a sufficient distance from the public realm and largely removed from viewpoint. The extension would therefore not pose an adverse impact on the street scene. The proposed extension would align with the side (east) elevation of the existing dwelling which means the existing spacing between the properties would not be affected. Although rear garden spaces are hindered by relatively small plot sizes along Adelaide Square, in view that the proposed extension would incorporate the footprint of the existing extension, it is considered that it can be achieved without unacceptably compromising the rear garden space, as is also demonstrated at other properties in the surrounding area. The extension would remain subservient, is of a similar form and design as exists in this location, and would respect the character of the existing dwelling. There are no visual amenity grounds to resist the proposal.

Residential Amenity

The proposed extension would abut the boundary to the west and would project beyond the attached neighbour's (No.14) extension by approximately 1.3m. Whilst this would result in an alteration to this neighbours outlook, it is not considered to be materially harmful; the extension would not be oppressive or significantly prominent owing to the modest projection beyond this extension and lower roof height at this depth. No overlooking would occur as the proposed rear doors to this westerly elevation would face into the applicants own garden and there is a tall boundary fence that separates these properties.

To the easterly side, the extension would be shunted closer to the comparatively shallower boundary with No. 18, aligning with the side (east) elevation. It would project a generous 5m which is an additional approximately 3.6m than what exists. The extension would be a noticeable alteration when viewed from this neighbour by virtue of its scale and mass and utilitarian form, and would result in some loss of light to the rear conservatory windows and rear kitchen window in the evenings. However, in view that the proposal is achievable under the larger homes procedure if the applicant utilised permitted development rights (and no objection has been received to this application), together with the context of the site; the absence of side (west) facing windows at No. 18, the separation distance by virtue of not being attached dwellings, and the south facing aspect, it is considered that it would not be so materially harmful to justify refusal on these grounds in this circumstance. No overlooking would occur as the proposed rear window to this easterly elevation would be a modest size and would face into the applicants own garden.

There are no residential amenity grounds to resist this proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans

2. Standard Time Limit
3. Matching Materials
4. No Openings Side Elevations

Informatives:-

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.

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

Case Officer: Jason Albon Date: 02.08.2023

Authorised by: Peter Barnett Date: 3 August 2023