Development Management – Delegated Officer Report

Application Number: AWDM/0405/23 Recommendation: APPROVE

Site: 54 Gordon Road, Shoreham-By-Sea

Proposal: Proposed Single storey rear extension

Date of Site Visit: 4th May 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey semi detached period property within a street of similar style dwellings. The building has a rear two storey projection with single storey rear lean to extension. Directly to the rear of the lean-to there is a greenhouse and a flat roof outbuilding. Both of these structures and the lean to are to be removed and a single storey flat roof extension is proposed. The extension will have a total depth of 4 metres and is at the ground floor of the rear two storey projection.

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 (July 2021)
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

The extension is to the rear of the site and will therefore not be visible within the street scene. It is a modest extension, subservient in scale and in keeping with materials to match existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached dwelling has a flat roof projection which abuts the site which as existing is slightly deeper than the existing lean-to. Once the lean to and the rear outbuildings are removed the proposed extension will project approximately 3 metres beyond the rear of the adjacent, attached building. There is also an out building similar to that existing at the application site adjacent to the rear of the existing projection. The new extension combined with the removal of the existing building will not lead to an increased loss of light or overbearing impact, the outlook and light on balance would not differ significantly. There would be no loss of privacy to the occupiers of this property.

To the other side there is a recess between the extension and the neighbouring property, these are also not attached so there is some spacing. On balance due to the scale of the extension there is no significant impact in terms of loss of light or overbearing impact to this property. There are some openings at the adjacent property facing the side of the application site yet the boundary wall has trellis and some vegetation giving screening. In terms of overlooking the boundary treatment will also limit any impact here. There are existing windows on the side elevation of the application site, the additional window proposed in the extension is high level and serving a wet room so will be obscurely glazed and there is an enlargement of an existing kitchen window therefore not increased impact to the detriment of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west elevation of the extension the wet room window shall be obscurely glazed.

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: Hannah Barker Date: 9th May 2023

Authorised by: Peter Barnett Date: 10 May 2023