Development Management – Delegated Officer Report

Application Number: AWDM/1889/22 Recommendation – APPROVE

Site: 73 The Avenue, Shoreham-by-Sea, BN43 5GJ

Proposal: Proposed two storey side extension and single storey rear 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, Surroundings and Proposal

No. 73 The Avenue is a two storey, semi-detached dwelling. It fronts onto The Avenue and sides onto Downsway, which is on raised ground above the application site.

There is a side fence to Downsway, and on the application site there is Cupressus type hedging abutting the fencing, which is neatly trimmed. No. 73 also has a widened side garden, it does appear that no. 73 has not been extended, but other properties within the area have.

The Proposal:

The application seeks permission to provide an 'L' shaped extension across the rear and down the side (east). This extension is comprised of the following:-

- A two storey, pitched roof, gable end, side extension measuring approx. 3.3m wide x 9.8m deep x 8.5 high
- A single storey, mono pitched roof, rear extension measuring approx. 5.6m wide x 1.8m deep x 3.5m high

Consultations: None

Representations: None received

Relevant Planning Policies

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

Relevant Planning History:

ADC/0096/11 Rear conservatory **Approved 10.05.2011**

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The dwelling is on lower ground than Downsway to the east, but the dwelling is very visible from Downsway due to its corner position. The side extension will bring the dwelling closer to the hedge, coming to within 1.3m at its closest point at the rear. However, the boundary is angled so the extension itself is 6m from the pavement. This is considered to be an acceptable gap which prevents it from appearing overbearing in the street scene.

The two storey side extension will be subservient as the ridge will be lower by approx. 200mm plus it is stepped back from the front elevation by approx. 500mm. These difference, although small, are enough to produce a less bulky extension, and will assimilate well with the host.

The mono pitched rear extension will be across the full rear of the property, including the new two storey side extension, and its design and size will be well balanced with the host. It will be stepped away from the mutual boundary with no. 71 by approx. 250mm, and no windows are shown on the side elevation facing no. 71.

In any case, no. 71 has a small extension next to the mutual boundary which measures some 1.2m in depth, therefore the proposed extension at no. 73 will only be some 600mm longer than the neighbouring extension. The rear extension will not therefore result in any material loss in residential or visual amenity of the neighbouring property.

Recommendation

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.12.2022

Authorised by: Peter Barnett Date: 28 December 2022