Development Management - Delegated Officer Report

Application Number: AWDM/1663/21 Recommendation – APPROVE

Site: 69 Greenways Crescent, Shoreham-By-Sea

Proposal: Single storey rear extension with patio and roof lights

Date of site visit: 19th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a terraced two storey property with rooms in the roof and a rear flat roof dormer. On the west side of Greenways Crescent where there are similar properties. Consent is sought for a flat roof single storey rear extension with a roof light. It is to be constructed of brick with a parapet and Green roof. The extension has a maximum depth of 2.8 metres on the north side and 2 metres on the south side chamfered at an additional depth of 0.8 metres away from the boundary. This extension is less than the 3 metres which could be built under permitted development however the use of materials which do not match existing results in consent being required. The extension will provide an open plan living/kitchen/dining space and will be the full width of the terraced property. Also proposed to the rear of the extension is a small raised patio following the level of the proposed extension with steps down to the garden.

Consultations

Adur and Worthing Councils: Environmental Health: -

Construction Noise Hours

Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours

Saturday 09:00 - 13:00 Hours

Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

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 property it is not visible within the street scene, it is modest in scale and will be subservient to the main dwelling. It will not impact detrimentally to the character and appearance of the locality. The use of brick and not render to match existing and the proposed Green Roof will give rise to a contemporary development that will be simplistic in form and appearance.

Residential amenity

The main properties to be affected are those either side attached to the application site. To the north the neighbouring dwelling house has an existing flat roof extension built up to the boundary the proposed extension will be set in adjacent to the side elevation of the existing extension and will be at the same depth. Therefore there will be no adverse impact in this case.

To the south the neighbouring property is at a slightly lower level and adjacent to the boundary is the back door and kitchen window with the dining room patio doors to the south of this. The extension proposed, limited to the depth of less than 3.5 metres is not considered to result in any loss of light or overbearing impact. Development Management Standards state that up to 3.5 metres in depth could be permitted up to the boundary in cases such as this. The proposed extension in terms of form and scale is therefore acceptable.

The side window proposed on the chamfered elevation is considered to be acceptable in this case, although it faces the side boundary it is angled to the rear away from the amenity space directly to the rear of the neighbouring property. Due to its level it will also face the boundary fence, it is not considered to result in any overlooking.

The raised patio proposed is not excessive in height and is a small area to the rear of the extension with the boundary fences enclosing it on both sides. It does not appear higher than the existing raised area to the rear of the

dwelling house. This modest increase in height would not create any excessive overlooking.

It should be noted that despite Environmental Health requesting an hours of work condition this is not normal procedure for a Householder Application and for consistency this has not been added in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as detailed on approved plans brick to match and Green Roof.
4. No additional windows on the north and south elevation.

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: 19th October 2021

Authorised by: Peter Barnett Date: 19 October 2021