Development Management – Delegated Officer Report

Application Number: AWDM/0322/24 Recommendation – APPROVE

Site: 10 Stoney Lane, Shoreham-by-Sea, BN43 6LA

Proposal: Single storey rear extension.

Date of site visit: 22.05.2024 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:

The property is situated on the west side of Stoney Lane in Shoreham, and is a semi-detached bungalow with a hardsurfaced front amenity area for car parking, and has outbuildings within the rear garden.

Stoney Lane is within a residential area, comprising a mix of bungalows and two storey dwellings. Further to the south there are blocks of flats, and to the north is a Fire Station.

Many properties within the locality have extended in some form to the rear.

The Proposal:

The application seeks permission to provide:-

- Single storey flat roof rear extension, measuring approx. 6m wide x 4.355m deep x 3.04m high (excluding roof lantern).

Consultations: None

Representations: None received

Relevant Planning History: None

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

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

This application seeks to provide a single storey flat roof extension to the rear of the semi-detached bungalow, and will be a full width extension. Because of the requirement of having a warm roof (insulation) the height of the extension will be approx. 3.04m high which will take it to above the eaves of the host bungalow. However, this is not considered to be out of place with current extensions being constructed. The rear conservatory extension at no. 12 also goes above the eaves, plus it has a pitched roof making the structure of a similar height to that proposed.

The adjoining bungalow no. 12 has a rear conservatory extension approx. 2.34m deep, thereby the proposed extension at no. 10 will be some 2m deeper than the one at no. 12, which is not considered to be an unreasonable depth, and will result in limited impact onto no. 12 particularly given that it is to the north of that property, there will thereby be no material overshadowing or overbearing onto no. 12.

With regard to the neighbouring property to the north of no. 10, no. 2 Buci Crescent, that too is a bungalow, but a detached bungalow, and has been constructed only some 1m from the mutual boundary with the application site. It has a window overlooking the application site which is a frosted glass bathroom window. Its outlook is further restricted by an existing shed within the application site which is sited directly in front of the window. There is also a full glazed door facing the application site, which again is frosted glass, and this door relates to the kitchen. Both of these rooms are not principal rooms, and with the distance between them and the extension proposed as being over 2m it is not considered to be an unreasonable separation distance. Further, the proposed extension will not come to the bathroom window point, and thereby will have limited effect onto overshadowing or overbearing onto the neighbouring property.

The proposed extension does not indicate any windows within the side elevations, and it would not be unrealistic to apply a condition to any permission given to restrict windows into the side elevations.

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: 22.05.2024

Authorised by: Peter Barnett Date: 23 May 2024