Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/1419/24 **Recommendation – APPROVE**

Site: **22 Park Road, Shoreham-by-Sea, BN43 6PF**

Proposal: **Proposed replacement 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 and Surroundings

The application site is positioned on the north side of Park Road, Shoreham, and is a semi-detached bungalow, within a street characterised by semi-detached bungalows. The property backs onto Park Avenue Open Space.

The property has an existing rear conservatory type extension and has a number of outbuildings within the rear garden area.

Many properties within the street have been extended with ground floor and/or roof extensions. The adjoining bungalow, no. 24, has a single storey rear extension.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to:-

- Remove existing 2.5m deep x 6.85m wide x 2.7m high, hipped roof rear extension;
- Replace with 4.5m deep x 7.34m wide x 2.75m high, flat roof rear extension;
- Window & full glazed folding sliding doors on north elevation;
- Low, wide window on east elevation.

Relevant Planning History:

SW/1/84/TP/2905 Extension to rear. **Approved 20.01.1984**

Consultations: None

Representations: None received

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Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The extension will be to the rear of the property and thereby will not be readily viewed from the street scene. It will be the immediate neighbours to the east and west who will view it and who could be affected by the extension.

No.20 to the east is approx. 3m distant, and difference in depth of the existing compared with the proposed extension will be approx. 2m. It is not considered that the increase of the 2m in relation to the neighbouring property no. 20 would materially affect the existing residential or visual amenities of that property, particularly given that they have an existing rear extension of approx.3.5m in depth and separated from the site by a driveway.

There is a low level window in the east elevation which directly faces the neighbouring property no. 20 who have a window facing the application site. Therefore in order for there not to be any direct overlooking into the neighbouring window, plans have been received which have been notated to state that the low level window will be obscure glazed.

With regard to the adjoining property to the west no. 24, it has an existing rear extension to a depth of approx. 2.7m deep making the difference between it and the proposed depth of the replacement extension at the application site as approx. 1.8m. The plans have also been notated with a 45 degree line from the centre point of the window within their rear extension which shows that the proposed extension will not result in overshadowing or overbearing onto no. 24

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Obscure glaze east side window

Informative

Expiry Date: 01st March 2022

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 10.01.2025

Authorised by: Peter Barnett Date: 10 January 2025