Expiry Date : 21st June 2022

Development Management – Delegated Officer Report

Application Number: AWDM/0702/22 **Recommendation – APPROVE**

Site: 5 The Drive, Shoreham-by-sea, West Sussex

Proposal: Single storey side and rear extensions

Date of site visit: 17th June 2022

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

- **Property Type:** This is a semi-detached two storey dwelling with attached garage and existing rear conservatory
- **Character:** residential
- **Site Levels**: flat

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes:

- Single storey side addition replacing the garage and building forward of the existing garage building line abutting the neighbours garage
- Replacement of rear conservatory with full width single storey open plan kitchen and sunroom and link into utility space

Relevant Planning History:

None relevant

Consultations:

West Sussex County Highways raise the following comments:

- The proposal will result in a loss of 1 garage parking space leaving the dwelling with 1 external hardstanding vehicle parking space. As such the proposal has the potential to result in overspill parking onto the public highway
- whilst the LHA would not raise any concerns to on street parking in this location, the LPA may wish to consider the potential impacts of this proposal on on street parking from an amenity point of view.
- The proposed alterations to the dwelling are not anticipated to generate any intensification of use for the site. As such the LHA would not raise any highways safety concerns to the proposal.

Expiry Date : 21st June 2022

Environmental Health

- 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.

  Reason: To safeguard the residential amenity of the area

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

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 Amenity

The proposal is subsidiary in form and scale and would be finished in materials to match the existing building. Officers support the subservient nature of the proposed side extension and the use of roof lanterns that add some architectural merit to the flat roof design.

There would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

The most affected property is the adjoining neighbour to the north side at No.07 separated by a 1.8m high fence to the rear boundary.

The extension would project any further than the neighbour's extension. Therefore there is no reason of concern for impact on the neighbouring amenity.

The side addition forward of the original garage building line would have but the garage serving No.03 The Drive. Here there is no concern of any additional neighbouring impact.

Parking

West Sussex County Highways raise no objection however highlight the loss a garage and its impact on the wider area. The site sustains a single parking space and without any road restrictions the overspill is considered acceptable. No highways or amenity concerns are raised for this application.

Times of Construction

EH have recommended any demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the certain times. However, such restrictions are not usually covered by planning condition for small scale householder extensions such as this and it is not proposed to impose such a condition this time.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials

Informative

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.

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

Case Officer: Stuart Corbey Date: 20/06/2022

Authorised by: Peter Barnett Date: 21 June 2022

Expiry Date : 21st June 2022