Development Management - Delegated Officer Report

Application Number: AWDM/1646/21 Recommendation – APPROVE

Site: 1 Colvill Avenue, Shoreham-by-Sea, BN43 5NQ

Proposal: Rear single storey 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 property lies on the west side of Colvill Avenue in Shoreham, and is an end of terrace, two storey, gable end dwelling. It has an unpainted pebble dash finish and plan tiles, with a box bay window on the ground floor, and there is an existing vehicular access and drive. The property is not a Listed Building or in a Conservation Area.

Some of the neighbouring properties within the terrace have undertaken rear extensions. Near neighbours no.'s 3 and they have an approx. 3m deep extensions; and no. 7 has an approx. 4m deep extension. However the adjoining neighbour, no. 2, has not extended their property to the rear.

Proposal:

The proposal seeks permission to provide, as amended:-

- Single storey rear flat roof extension, measuring 6.14m wide x 3.5m deep x approx. 2.8m high.

Consultations: None

Representations: Objection from no. 2 Colvill Avenue

- The dormer window is larger than the existing back bedroom window;
- Because of its height there will be a loss of privacy in our and neighbouring gardens;
- The height and length of the rear extension will block light into our property and garden, as it is situated north of the property;
- Infringe our right of light;
- The size of the dormer is likely to be visually overbearing from all adjoining properties gardens

Relevant History: None

Relevant Planning Policies and Guidance

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

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The rear extension has been amended in order to reduce the depth to 3.5m in line with the Adur SPG on 'Extensions and Alterations to Dwellings'. A condition limiting the addition of a window in the side elevation facing no. 2 would be reasonable.

There are other properties within the street scene who have rooflights and thereby the front rooflights will be in character with the locale, also, the distance from no. 1 to the property opposite is some 16m and thereby it is considered that there will be no material overlooking onto that property.

NB: The rear dormer shown on the plans will be constructed under permitted development and thereby is not being considered here.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment
2. Dormer not being considered

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

Case Officer: Eve Hearsey Date: 05.11.2021

Authorised by: Peter Barnett Date: 5 November 2021