Expiry Date - 19/04/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0212/23 Recommendation – APPROVE

Site: 77 West Street Shoreham-by-sea West Sussex BN43 5WF

Proposal: Single storey rear extension

Date of site visit: 13/03/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is a mid-terrace two-storey household situated on the west side of West Street, a relatively narrow road north of Shoreham-by-sea town centre. The property is set back a short distance from the public realm and comprises a mix of facing brick and render to front elevation and render to rear elevation, along with a tiled pitched roof. To the rear of the property is a patio and raised patio/ decking area. A lean-to projects a short distance from the rear of the property and is attached to the neighbours to the south No. 75, which is a mirrored copy of the application property. To the north, No. 79 exhibits a single-storey rear extension which projects 3.5m. The properties along this terraced row on West Street exhibit the same design, layout, and orientation with some featuring a rear extension and/ or an outbuilding.

Proposal:

Permission is sought for the demolition of the existing lean-to with a replacement single-storey rear extension. The extension would comprise matching render elevations, a flat GRP roof with 1No. roof light, and aluminium bi-fold doors.

The existing lean-to measures approximately 1.1m deep, 3.9m wide, and 2.75m at peak height, sloping to 2.15m at eaves height. By contrast, the extension would measure approximately 3m deep, 5.7m wide (spanning the entire width of the property), and 2.8m high (3.2m at roof light level).

Representations: None received.

Consultations: None received.

Relevant Planning History:

Planning permission granted at the neighbouring property to the north No. 79 for Householder application for permitted development for prior approval for single storey extension to rear of property measuring 3.5m from rear wall of the original house, maximum height 3.4m and height of eaves of the extension 2.5m under AWDM/1534/14, decision issued 01/12/2014 [Prior Approval Not Required].

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 character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The proposed extension would not be visible from the public realm by virtue of its positioning to the rear of the property along a terraced row. Coupled with the presence of existing rear extensions along this terraced row, particularly at the attached property to the north No. 79, the proposed flat roof design and overall scale is considered acceptable. The demolition of the lean-to with a replacement extension would not result in an unsightly form of development and would have no adverse impact on the street scene and character of the dwelling and surrounding area.

Residential Amenity

The most affected properties would be the attached neighbours to the north (No. 79 West Street) and south (No. 75 West Street).

The existing extension at No. 79 is of a larger overall scale than what is being proposed at the application property; the extension's projection would remain set back from this neighbour and would therefore pose no unacceptable impact to residential amenity to this direction.

The proposed extension would be a noticeable feature from the view of No. 75 to the south. It is considered the proposed extension is of a modest scale and conforms to the Council's DM Standard by not exceeding a depth of 3.5m. In the circumstances, and in view of this neighbour's positioning to the

south of the application property, the proposed extension would not result in an overbearing or overshadowing effect. No windows are proposed on the flank walls of the extension so no unneighbourly overlooking would occur.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Materials
4. No Side Openings

Informatives:-

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: Jason Albon Date: 18.04.2023

Authorised by: Peter Barnett Date: 18 April 2023