ADC Alistair Dodd Consulting

72a Beaconsfield Road
Brighton
East Sussex
BN1 6DD

Tel: 01273 669466
Email: info@adcbrighton.co.uk
www.adcbrighton.com

ADC 1350

Extensions, 46 Kingston Lane, Shoreham, BN43 6YB

Planning Statement

7th July 2021



1.0 Introduction

46 Kingston Lane, Shoreham is a semi-detached two storey house built mid-20th Century. Our proposal seeks to form front, side and rear extensions.

2.0 Planning History

There have been no planning applications prior to this at the site address.

3.0 Description

Whilst we are seeking Planning Permission for three separate extensions it should be noted that both the side and rear extensions are Permitted Developments as set out by 'Permitted development rights for householders' Technical Guidance. However we seek approval from Adur & Worthing District Council for all elements of the scheme to provide regularisation of the permitted development parts as well as Planning Permission for the front extension.

4.0 Front Extension

The front extension requires Planning Permission as it sits froward of the front elevation. It has been designed to tidy up the current garage structure and provide a focal point for the front door with a lean-to pitched roof canopy.

5.0 Side Extension

The side extension is a continuation of the existing garage structure to the rear with a flat roof and matching facing brickwork. The structure does not extend beyond the rear line of the house, is less than half the width of the house and is no higher than 3m. It is therefore a Class A Permitted Development. Given this side extension can be built as a P.D. it should not be considered to be an over development and should be within the Council's planning policy for extensions.

6.0 Rear Extension

The rear extension is also designed as a Permitted Development under the prior approval scheme because it is 4.5m deep. It has an eaves height less than 3m and a pitch roof less than 4m. The materials will match the existing house with plain tiled pitched roof and facing brickwork. Given this rear extension can be built under a Prior Approval scheme subject to notifying the neighbour it should be considered an acceptable development.

7.0 Conclusion

Whilst we could omit the side and rear extensions from this application we recognise this will take longer to approve under separate Lawful Development Certificate and Prior Approval applications. Therefore we hope the Adur & Worthing District Council Planning Department can consider all three extensions and grant permission given that the front extension would improve the street scape and that the other extensions would be approved under separate Planning Legislation.

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