Development Management - Delegated Officer Report

Application Number: AWDM/0094/21 Recommendation – APPROVE

Site: 37 Stoney Lane, Shoreham-by-Sea, BN43 6LA

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the east side of Stoney Lane on land higher than the highway, and has a hedge separating the pavement area from a bank which falls to the highway. There are a few gaps in the hedgerow with steps that lead down from the pavement to the highway.

The dwelling is a brick faced, hipped roof two storey property. Others within the locality have extended to the rear.

Proposal:

The application seeks permission to provide a single storey, mono-pitched roof, rear extension.

The extension, as amended, is shown to be 3.5m deep x 7.838m wide x 3.607m high (2.497m to the eaves). 2no. rooflights are shown within the roofslope of the rear extension.

Representations: None received

Consultations: None

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 proposed rear extension will be to the boundary with the adjoining neighbouring property to the north, no. 35 Stoney Lane. The Local Plan SPG on extensions and alterations to dwellings, recommends that any extension onto the boundary with its neighbour, should not exceed 3.5m in depth, thereby this application accords with the SPG, and is thereby an acceptable form of development.

As the extension is onto the boundary with no. 35, it would be reasonable to apply a condition to any permission restricting the use of windows on the side elevation facing that property, in order to prevent overlooking.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 14.04.2021

Authorised by: Gary Peck Date: 14 April 2021