Development Management - Delegated Officer Report

Application Number: AWDM/1186/21 Recommendation – APPROVE

Site: 38 Kingston Close, Shoreham-by-Sea, BN43 6LP

Proposal: Enlargement of existing single storey rear 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 application site is located on the south side of Kingston Close, in Shoreham, and is a semi-detached bungalow on a chevron shaped plot, the plot 'kicks' into the adjoining neighbouring garden at no. 39. The property has a rear outrigger with a recess to the boundary with no. 39

No. 39 has a recess to the boundary with the application site. However, they have recently gained planning permission to fill the recess next to the application site, (AWDM/1098/21 – Single storey side and rear extensions – Approved 04.08.2021), and they also have a current application to amend the earlier approval and key in with this application at no. 38 if approved.

Kingston Close comprises predominantly semi-detached bungalows.

Proposal:

The proposal seeks permission for a single storey rear extension next to the boundary with no. 39 Kingston Close.

The proposed extension measures to be approx. 3m wide x 4m deep x 3m high

Consultations:

Env. Health Private Sector Housing: No objections on PSH grounds

Env. Health Pollution: The property is located on the likely boundary of a former gravel pit that appears on mapping over the period 1904 – 1939.
If the development is approved, I recommend precautions for potential land contamination.

Representations: None received

Relevant History:

AWDM/1866/21 Single storey side and rear extensions (amendment to AWDM/1098/21) **no. 39 Kingston Close. Current**

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 proposed rear extension will be an infill to a recess next to the boundary with the adjoining neighbouring property no. 39. It should be noted that no. 39 has very recently had a similar extension approved, and have a current application in to connect onto this application at no. 38, and to be of the same depth.

The design of the proposal will be very similar to that of the neighbouring extension, and it will marry well with the existing extension on the rear of the application site.

Because it is in the internal recess, the extension will also not result in any loss of visual or residential amenities to the other neighbouring property no. 37, as the existing extension will be a visual buffer.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Contaminated land

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.11.2021

Authorised by: Peter Barnett Date: 5 November 2021