Development Management – Delegated Officer Report

Application Number: AWDM/1836/22 Recommendation: APPROVE

Site: 12 Cypress Close, Shoreham-By-Sea

Proposal: Single storey rear extension and associated decking

Date of Site Visit: 10th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with rooms in the roof with a rear flat roof dormer. It is located within a cul de sac of similar style bungalows. There is an existing raised deck to the rear of the bungalow stepping down to the garden. There is a garden building adjacent to the rear boundary.

Consent is sought for a single storey flat roof extension, 3 metres in depth, which extends slightly more than the width of the bungalow, projecting to the side. A narrow section of raised decking is proposed to the rear of the proposed extension as an access to a new raised deck to the side boundary on the eastern side of the garden. Brick will be used to match existing.

Representations: - none received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is single storey and at 3 metres in depth is not overly large. Due to its width it will project to the side of the bungalow and therefore be visible within the street scene. However as this projection is limited and set back it will not be dominant or detrimental in this case. The decking will not be overly dominant or harmful as a structure in relation to the existing bungalow. Due to the level changes there is existing decking, which will be replaced by the extension. Materials will be used to match existing.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow does not have a rear extension. The 3 metre extension at single storey level is not considered to be of any adverse impact in this case. It complies with Development Management Standards and would not warrant a refusal. The extension will be closer to the neighbouring property on the eastern side than the existing building, there is a glazed conservatory adjacent to the boundary due to separation between the buildings and the heavily glazed nature of this structure; it is not considered that there will be any loss of light in this case. No overlooking will also occur as there is a door only on this side elevation and it will be conditioned to be solid or obscurely glazed.

There is existing decking to the rear of the bungalow and therefore there is some degree of overlooking adjacent to the boundaries either side due to the elevated position. The proposed decking will be a narrow access from the rear of the extension leading to a main seating area to the side boundary adjacent to the neighbours garage. It is therefore considered that in the light of the existing situation that there would be no increased loss of privacy or overlooking. The main seating area would be away from neighbouring views.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension. The side door will be of solid construction or be fitted with obscure glazing. To avoid overlooking.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 17th January 2023

Authorised by: Peter Barnett Date: 17 January 2023