Development Management - Delegated Officer Report

Application Number: AWDM/0108/22 Recommendation – APPROVE

Site: 13 Hawkins Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey rear extension and front porch

Date of site visit: Visited no. 11 Hawkins Road, Shoreham to assess neighbouring application.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached dwelling with rooms in the roof within the built up area of Shoreham on the south side of Hawkins Road. Consent is sought for a single storey rear extension with pitched roof and a front porch with pitched roof.

As originally submitted the rear extension was 4 metres in depth. It was suggested by officers that if both no. 11 and no. 13 both wished to extend by 4 metres then a joint application could be submitted. Otherwise a reduction to 3.5 metres in depth would be necessary. Amended plans have been received showing the extension reduced to 3.5 metres in depth, the porch remains as originally submitted. 1.3 metres in depth and 2.1 metres wide. Materials are to be used to match existing for the extension and porch. The amended plans show a front velux window.

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 porch will be visible within the street scene. Properties within close proximity do not appear to have any similar porch developments. However on balance it is considered that the addition is modest in scale, sympathetically designed and will therefore not give rise to any harmful impact upon the street scene.

The rear extension as reduced to 3.5 metres in depth is subservient to the main dwelling and sympathetically designed in keeping with the style of the front porch. It will not be visible within the street scene.

The front roof light has no adverse impact upon the street scene and is works that can be carried out under permitted development.

Residential amenity

The main properties to be affected are those either side of the site. The attached property at no. 11 has no rear extensions and the proposed extension will be built up to the boundary of the neighbouring property. At 3.5 metres the extension complies with Development Management Standard no. 2 which states that extensions up to the boundary with an attached dwelling which has not been extended should not exceed 3.5 metres in depth. It is therefore considered that there will be no adverse impact in terms of loss of light, privacy and overbearing impact in this case.

To the west is a similar property which has a two storey extension to the rear adjacent to the boundary. It is not considered that the proposed extension will remove any light or create an overbearing impact upon the adjacent development.

The front porch is modest and set in from the boundaries on either side it will not be harmful to the amenities of the occupiers of adjacent properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No openings on the east or west elevations of the extensions other than those hereby approved.
4. Materials to match existing.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 16th February 2022

Authorised by: Peter Barnett Date: 21 February 2022