Development Management – Delegated Officer Report

Application Number: AWDM/0243/23 Recommendation: APPROVE

Site: 9 Buci Crescent, Shoreham-By-Sea, West Sussex

Proposal: Removal of existing conservatory and erection of single storey rear extension

Date of Site Visit: 27th March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow with an existing conservatory to the rear. Consent is sought to remove the conservatory and to build a single storey extension the full width of the bungalow. Adjacent to the boundary of the attached bungalow the depth of the extension is limited to 3 metres in depth. 1.5 metres in from the boundary this increases to 4.7 metres in depth. The extension is of flat roof design with roof lights in materials 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 to the rear of the bungalow and is not visible within the street scene. It is a large addition, at 4.7 metres in depth at its deepest. However on

balance it is not out of keeping in this case and there is another large flat roof addition adjacent to the site. No visual harm will occur and the extension will still remain subservient to the main dwelling.

Residential amenity

The main properties to be affected are those either side of the site. The attached bungalow has a conservatory set in away from the boundary which leaves the adjacent neighbouring window in a recess. This is contrary to Development Management Standards which states that extensions should not result in windows being set into a recess as this would affect light and outlook. It also breaches a 45 degree line drawn from the midpoint of the neighbouring window. However, in this case, adjacent to the boundary the extension is limited to 3 metres in depth. This would be the amount that could be constructed as Permitted Development and therefore, on balance, in view of this fallback situation, the proposal is considered to be acceptable.

1.5 metres away from the boundary the depth extends to 4.7 metres. This is considered to be a sufficient distance from the boundary to allow the extension to increase in depth without an overbearing impact upon the adjacent, attached dwelling.

To the east is a bungalow which is not attached to the application site. This dwelling has a large single storey flat roof extension with a blank side elevation. The extension at the application site will be adjacent to this blank side elevation. Therefore it will have no adverse impact upon the occupiers of the neighbouring property.

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.

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: 4th April 2023

Authorised by: Peter Barnett Date: 4 April 2023