Development Management - Delegated Officer Report

Application Number: AWDM/0323/21 Recommendation – APPROVE

Site: 184 Downside, Shoreham-by-Sea, BN436HD

Proposal: Single storey rear extension to replace conservatory on same footprint

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 on a hill rise, with no. 184 being on the north side of Downside, an east west road. The property is a bungalow within an area comprising predominantly bungalows, and has a brick plinth and colour washed render above. The property has had a hip to gable roof extension; a front dormer and rooflights within its front roofslope; a conservatory rear extension; and a large rear dormer. Further development of the site includes a large rear outbuilding on the rear boundary.

Many of the properties within the street have undertaken similar forms of development to the application site.

Proposal:

The application seeks permission to partially dismantle the existing rear conservatory and construct a brick extension onto the same footprint, utilizing the existing brick base works of the conservatory, and linking the structure into the existing dwelling. The new single storey extension will have a hipped roof which will key into the existing roof of the bungalow.

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

There are limited impacts on the visual and residential amenities of the area, given that the footprint of the structure will be the existing footprint and some of the brick base works will be utilized in the construction of the extension.

Being at the rear of the property, the extension will not be readily viewed outside of the site. It will though be viewed by the neighbouring properties no.'s 182 and 186 Downside.

The specific changes to the extension over the conservatory will be its solid structure; its overall height; and its new hipped roof. However given that it has not moved closer to either of its neighbours thus maintaining the existing gaps to the boundaries, it is not considered it would have a material impact onto the neighbours by reason of overbearing or overshadowing. With regards to overlooking, that too is considered to have been minimalized by the reduction in windows within the structure.

The design of the extension will marry well with the existing bungalow.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. No windows in east elevation

Informatives:-

1. Approved without amendment.

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

Case Officer: Eve Hearsey Date: 16.04.2021

Authorised by: Peter Barnett Date: 19 April 2021