Development Management - Delegated Officer Report

Application Number: AWDM/0819/20 Recommendation – APPROVE

Site: 1 The Lynchetts, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear/side extension (garage removed)

Date of site visit: Photos and Google Maps used

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling in the eastern corner of The Lynchetts, a cul de sac in north Shoreham. To the east side of the site is the rear of a row of two storey terraced properties, Normanscourt. These are approximately 15 metres away. To the front of the site is an enclosed parking area for residents. The application site has a front garden, driveway to the side and detached garage set back to the rear.

Consent is sought for a single storey lean to side and rear extension. The extension is 2.5 metres wide to the side and projects 1 metre to the rear. The tiled roof extends to under the first floor window at the side and is lower to the rear.

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 (February 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 dwelling and its surroundings.

Visual amenity

The proposed extension will be clearly visible within the street scene. It will be set back from the front elevation of the main house and the width and single storey level give rise to an extension which is subservient to the main dwelling. The roof form is in keeping and appropriate in design with materials to match existing with tile hanging and matching fenestration detailing. The rear element is modest in depth with a lower level roof.

Residential amenity

The extension will be visible from the rear of properties in The Avenue to the south and Normanscourt to the east. Due to the limited scale and single storey height the extension will not result in any significant loss of light or overbearing impact. There is a side window, however this will be conditioned to be obscurely glazed to avoid any impact upon the adjacent gardens. The rooflight will not cause any harm.

The rear extension is limited in depth and will also be adjacent to the side blank elevation of an existing rear extension at the attached dwelling. This is greater in depth than proposed therefore no impact will occur here.

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 elevation
5. Window should be obscurely glazed and top opening.

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 July 2020

Authorised by: Peter Barnett Date: 6 July 2020