Development Management – Delegated Officer Report

Application Number: AWDM/2010/23 Recommendation: APPROVE

Site: 11 Western Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed single storey rear (north) extension.

Date of Site Visit: 24th January 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The site comprises a terraced, two storey building within the Conservation Area. It is divided into flats and the ground floor one bedroom flat is the application site. There is a first floor and ground floor rear projection. Permission was originally sought for a single storey extension which infilled the section to the rear of the building and to the rear of the projection. Officers advised that the infill section would result in an adjacent window being in a recess and affect light received to facing windows at the adjacent dwelling. This section of the proposal was removed and plans were then submitted which showed a basement bedroom. It was considered that the bedroom in the basement would receive limited light, ventilation and outlook and therefore could not be supported.

The plans for consideration here show the single storey rear extension as amended only. This extension is attached from the end of the existing single storey projection only. It is adjacent to the boundary of the site with the adjoining property. An extension to the bedroom is proposed with doors onto the garden to the rear and windows to the side.

Consultations

Adur and Worthing Councils: Environmental Health, Private Sector Housing: - Original plans - The PSH team object to the development on the grounds that the existing bedroom will become an inner room with no windows or natural light and ventilation. This would require formal intervention due to the hazards created.

Revised Plans including basement - The existing bedroom will become an inner room with no windows or natural light and ventilation, this would require formal intervention due to the hazards created.

Adur District Conservation Area Group: - APPROVE

Representations: - None received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'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 Conservation Area.

Visual amenity and Impact upon the character and appearance of the Conservation Area

The changes to the building are to the rear of the site and are not visible within the street scene. The extension is a rear projection to an existing ground floor bedroom at the ground floor flat within this terraced building. It will be a subservient addition in keeping with the surrounding buildings where there are similar rear extensions. Those either side of the site are larger in scale and of flat roof design also. No harm will be caused to the Conservation Area.

Residential amenity

The main properties to be affected are those either side and above. As amended the projection is set in away from the boundary of the recessed window and abuts the flank side elevation of an existing, adjacent single storey extension. There will be no loss of light of overbearing impact in this case. The extension will be seen from the flat above however no impact would occur that would warrant a refusal in this case.

On the other side to the west the neighbouring property has a deep rear single storey extension with side windows, these are obscurely glazed and there is a gap between the extension and the existing addition adjacent. There will be no need to obscurely glaze the proposed windows as no loss of privacy will occur and there are already side facing windows in this case and the new side window will face those neighbouring windows which are already obscurely glazed.

Other Matters

The proposed extension increases the size of the existing ground floor bedroom, these are windows to the bedroom and doors opening onto the garden therefore a means of escape is to the rear of the property through either the windows or door. The room will have sufficient ventilation, light and outlook.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

Is recommendation contrary to letter(s) of representation Y/N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 11th April 2023

Authorised by: Peter Barnett Date: 18 April 2023