Development Management - Delegated Officer Report

Application Number: AWDM/111621 Recommendation – APPROVE

Site: 18 Adur Avenue, Shoreham-by-Sea, BN43 5NN

Proposal: Single storey rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the north side of Adur Avenue, and is a rendered finish, two storey semi-detached dwelling. The property shares a drive with no. 16, and the 2no. garages to the 2no. properties are positioned at the rear of the dwellings.

No.'s 16 and 20 have single storey rear extensions and rear dormers. Indeed, many properties within the street scene have rear extensions and/or roof dormers

Proposal:

The proposal seeks permission for a single storey mono-pitched roof rear extension measuring 3.5m deep x 5.75m wide at the south end and approx. 5.25m wide at the north end. It is shown at an angle in order to allow vehicular access to the rear garage. The height will be some 3.5m where it adjoins the dwelling and some 2.5m at the front of the extension.

Consultations: None

Representations: 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 a residential property 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

The side elevation of the proposed extension is angled so as to allow vehicular access to the rear garage, and is shorter on the rear elevation than the section adjoining the dwelling.

The proposed extension will be of the same depth as the adjoining property no. 20 and the rear extension to no. 16. The proposal will thereby marry with the neighbouring properties.

The rear elevation will have glazed doors, as too both the neighbouring extensions. The side elevation facing the driveway, is shown to have a window. The window will look out at an angle to the drive, the centre point of which will be some 2.3m distant. The view from the window, which is shown to serve a Living/Dining room area, will be an oblique view to the neighbouring property. The neighbouring extension has a side window within it, which looks directly onto the application site. It is considered that given the oblique view and the separation distance to the neighbouring extension of some 3.6m, there will be no material loss of residential amenities to the neighbouring property.

As the other neighbour, no. 20 has an existing rear extension of the same depth, they will not be able to readily view the extension, and thereby will not be materially affected by the proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 04.08.2021

Authorised by: Peter Barnett Date: 4 August 2021