Development Management - Delegated Officer Report

Application Number: AWDM/1889/21 Recommendation – Approve

Site: 29 Upper Kingston Lane, Shoreham-By-Sea

Proposal: Demolition of existing conservatory and construction of part ground and part first floor rear extension.

Date of site visit: 9 December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the west side of Upper Kingston Lane. It is proposed to construct a ground floor extension across the rear, 4.4m deep, with a two storey extension across half the width.

Relevant Planning History

None

Consultations

None

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 and will not have an impact upon the street scene. A similar extension has just been completed at No.23 to the south.

Residential amenity

No. 27, the attached property to the south, has a ground floor rear extension and the proposed extension at No.29 will project slightly further beyond this (by approximately 1.3m). That increased depth is not likely to result in an overbearing impact, loss of light or outlook. The first floor extension will be about 2.6m from the boundary and, being to the north and with this separation, will not cause a loss of light or outlook to No.27.

To the north, No. 31 has a recently completed single storey rear extension which has two rooflights facing the site. These will lose some light as a result of the proposed two storey extension but the affected room is also served by a window and patio doors on the west elevation. The properties are also separated by a driveway approximately 3m wide. The impact on light is not therefore considered to be harmful.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No side windows

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: Peter Barnett Date: 9 December 2021

Authorised by: Gary Peck Date: 9 December 2021