Development Management – Delegated Officer Report

Application Number: AWDM/1845/22 Recommendation – APPROVE

Site: 9 The Herons, Shoreham-by-Sea, BN43 5UJ

Proposal: Single storey rear and side extension (existing extensions removed).

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, Surroundings and Proposal

The Herons is a street not accessed to the front by motor vehicles, but has pedestrian paths only. Part of The Herons have rear vehicular access. There is a garage compound to the side of the side garden of no. 9 The Herons. The Herons comprises two storey semi-detached dwellings.

No. 9 has a rear garden which continues to the side approx. 12m east of the dwellinghouse, and the garden abuts the playing field of the Buckingham Park Primary School, and abuts, a block of 4no. garages to the east, being part of an extended garage compound. A footpath from the garage compound runs to the south side of no. 9's garden land, and continues to the side of the house, and onto a land swatch forming part of The Herons. The front garden areas of The Herons, appear to be open plan. Other properties within the Close appear to have been extended in some form.

No. 9 has an existing side and rear extension, which are indicated as being demolished to make way for the proposed extension if approved.

The Proposal:

The application seeks permission to remove the existing extensions and provide:-

- A single storey rear and side wrap around extension across the full width of the dwelling and to the side;
- The 'L' shaped extension is shown to measure 3.5m deep out from the rear of the dwelling and 4.265m deep out from the side of the dwelling;
- The side section will measure some 2.6m down from the rear elevation of the dwelling;
- Thereby, taking the 'L' shape as a whole, it will measure 9.565m across its rear, and 6.16m down the side

NB: A rear dormer is shown on the plans to be constructed under permitted development rights, and thereby is not being considered here.

Consultations: None

Representations: None received

Relevant Planning Policies

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 2021

Relevant Planning History:

ADC/0096/11 Rear conservatory **Approved 10.05.2011**

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The proposal will only be some 1m deeper than the existing rear conservatory, and it will be the agreed depth as stated within SPG Development Management Standard no. 2 'Extensions and Alterations to Dwellings.' It is thereby reasoned that the proposal will be an acceptable depth and will not result in any material loss of existing residential amenities to the adjoining neighbouring property no. 10 The Herons.

Because the property has additional width to their rear garden, which is greater than others within The Herons, they thereby have the opportunity for utilizing this space for the proposed extension, without compromising the loss of usable amenity area, indeed, there will be approx. 10.2m remaining to the east, and 4m remaining to the north. The front will remain as is.

From the street (Nicolson Drive), largely because of its distance being over 40m, the extension will not be readily viewed. Within The Herons, as the site is located to the rear section of the enclave, the extension will only be viewed when walking up to the site, as the extension will be approx. 5.5m back from the front elevation of the dwelling, and approx. 11m back from the front point of the front garden.

The front east corner of the extension will be approx. 5.5m from the flank side wall of no. 8 The Herons, and will thereby not result in any material harm to this property.

To the rear of the site is a school and its grounds, and thereby there is no harm resulting from the extension to the school.

It is thereby reasoned that the proposal will not result in any unacceptable loss to the character of the locality or the existing residential and visual amenities of neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows west elevation

Informative:

1. Approved following revision
2. Dormer not being considered

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

Case Officer: Eve Hearsey Date: 26.01.2023

Authorised by: Peter Barnett Date: 26 January 2023