Development Management - Delegated Officer Report

Application Number: AWDM/1050/22 Recommendation – APPROVE

Site: 12 Southdown Road, Shoreham-by-Sea, BN43 5AN

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 east side of Southdown Road, and is a 2 ½ storey semi-detached dwelling within the Shoreham Conservation Area. There is a shared access road to the rear which generally provides access to rear garages, although there is a dwelling accessed off this road too. Like most of the neighbouring properties, no. 12 has garages at the rear end of their garden which are accessed off the rear road.

No. 12 has an existing, older, single storey rear extension, which is positioned off of the 2 storey rear outrigger.

Many neighbouring properties have undertaken single storey rear extensions i.e. no. 14 has an approx. 7.5m deep rear extension approved in 2007, and no. 10 has an approx. 9m deep extension.

Proposal:

This application seeks planning permission to:-

- Remove the existing rear extension and provide a full width, single storey rear extension measuring approx. 4m deep (3m deep north side) x 8m wide x 3m high (excluding rooflight)

Relevant History: None

Representations: None received

Consultations:

Adur District Conservation Advisory Group: Approve

Environmental Health Public Health: There are no adverse EH comments

Environmental Health Private Sector Housing: No comment

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

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 depth of the extension at some 4m, would not be unreasonable given the depth of the rear extensions at both of the neighbouring properties i.e. 7.5m for no. 14 and approx. 9m for no. 10.

However, as the proposal will be up to the boundary with the adjoining dwelling no. 14, at 4m it would put that property in shadow and result in an overbearing impact. The application has thereby been amended in order to be 3m deep onto the boundary with no. 14 and then it will 'dog leg' away from the mutual boundary and then angle up to the proposed rear elevation. Thereby safeguarding the existing residential amenities at no. 14.

The windows within the angled elevation will be high level windows, i.e. with a cill height of no less than 1.7m, which will prevent any unacceptable overlooking onto no. 14

The longer side of the extension (south elevation), is some 2.5m from the side elevation of no. 10, which is considered a reasonable separation distance between the proposed extension and the neighbouring extension.

The rear boundary is some 35m from the rear of the proposed extension, and thereby it will not affect the properties to the rear.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

3. Materials
4. Windows

Informatives:-

1. Amended plans

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

Case Officer: Eve Hearsey Date: 21.09.2022

Authorised by: Peter Barnett Date: 21 September 2022