Development Management - Delegated Officer Report

Application Number: AWDM/1850/21 Recommendation – APPROVE

Site: 188 Old Shoreham Road, Shoreham-by-Sea, BN43 5TE

Proposal: Single storey side and rear extension and extension to rear of garage

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 northeast side of Old Shoreham Road in Shoreham, and is a two storey semi-detached dwelling with an attached garage, and existing vehicular access. There is also a mono pitch conservatory type extension to the rear.

The street comprises a mix of semi-detached and terraced two storey dwellings and many have had roof extensions, front and or rear; and there are many with rear extensions.

The River Adur is on the opposite side of the road.

Proposal:

The proposal, seeks permission for:-

- Replacing the existing rear conservatory with a wider rear extension across the remaining width of the dwelling including the garage.
- Extending the rear of the existing garage

Consultations: None

Representations: None received

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 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 existing rear conservatory measures some 3.2m wide x 4m deep x 2.9m high And the replacement extension will be some 8m wide x 4m deep x 2.9m high (excluding rooflight).

Both the existing rear extension and the proposed rear extension are set off the mutual boundary with the adjoining property (no. 190), by some 500mm

The depth will thereby be the same as the existing rear conservatory and will thereby not result in any greater overshadowing or material loss of residential amenity to the attached property to the north (190).

The existing garage is very close to the neighbouring property to the south, no. 186, and the proposed extension will continue the same line as the existing garage.

No. 186 is positioned approx. 1.1m from the mutual boundary with the application site, and they have undergone a replacement rear extension which appears to be deeper than the one it has replaced, and it is not positioned any closer to no. 188 than the existing dwelling. Unlike the previous rear extension, the new extension at no. 186 does not have any windows on its side elevation facing the application site. There is a small ground floor window within the side elevation of the original dwelling at no. 186, but this is not a principal window and it is positioned some 1.1m form the mutual boundary, and it is to the south of no. 188, and thereby it is not considered that the proposal would have any real impact onto the window and it will not result in any material overshadowing.

The proposed extension will not have any windows within its side elevations facing both neighbouring properties, and it is considered that a condition restricting windows within these elevations would be reasonable on any permission gained.

The additional extension will be to the rear of the existing garage, and will extend by approx. 2.25m (to the existing rear elevation of the original dwelling). A gap of approx. 850mm will be left between the rear of the extension and the rear of the office section of the rear proposed extension. (This will be in order not to cover the existing drain).

There will be high level windows put into these side section extensions, but they are to be fixed and obscure glazed, which is considered to be reasonable.

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 10.12.2021

Authorised by: Peter Barnett Date: 10 December 2021