Development Management - Delegated Officer Report

Application Number: AWDM/1517/23 Recommendation – APPROVE

Site: 4 Fairfield Close, Shoreham-by-Sea, BN43 6BH

Proposal: Single storey pitched roof side 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 property is a semi-detached, hipped roof, bungalow, positioned on a corner plot, and is on the east side of Hammy Lane, and the south side of Fairfield Close. The bungalow has an attached single storey side extension and a detached garage on the boundary with no. 6 Fairfield Close. The vehicular crossover is thereby from Fairfield Close. A high (approx. 2m) close boarded fence abuts the boundary with Fairfield Close and to the side of the drive. Close board fencing is also onto the remaining boundaries fronting Hammy Lane and the cut through from Hammy Lane to Fairfield Close.

Many properties within Fairfield Close have undertaken extension of some form including front and/or rear dormers, rear extensions, and side extensions.

The locality comprises a mix of semi-detached bungalows and semi-detached two storey houses. Southlands Hospital is opposite the site.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Remove the existing rear conservatory
- Replace with a false hipped roof with a flat top, side extension measuring approx. 3.96m wide x 6.16m long x 3.5m high

Relevant Planning History:

AWDM/1518/23 Application for a Lawful Development Certificate for proposed loft conversion with hip to gable roof extension, rear dormer, and front rooflights. **Current**

Representations: None received

Consultations: 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 2023

Planning Assessment

Principle:

The property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The existing side extension is some 2.95m wide, being approx. 1m narrower than the proposed side extension; and the length of the existing extension is some 500mm more than the proposal. The height of the proposal, having a false pitched roof, will be more than the existing flat roof extension by approx. 1m.

However, the side extension will not be extending towards a contiguous neighbouring property, and thereby the increase in roof height will not be affecting the neighbouring residential property by way of overlooking or overbearing. It will be facing toward the side boundary fencing that directly abuts the pavement of Hammy Lane. This fencing is approx. 2m high, meaning that the extension can be viewed above the fence-line. Further, the extension is set back from this boundary by approx. 1.8m, which helps to minimize the visual effect of the extension onto the street. The pitch of the roof will correspond to the exist roof, and therefore will assist with the visual integration of the development.

There are other extensions on properties which are noticeable from the street, and the fact that there is an existing side extension very noticeable from the street all contribute to the fact that the character of the area will not be compromised by the proposed extension.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.12.2023

Authorised by: Peter Barnett Date: 14 December 2023