Expiry Date - 10/10/2022

Development Control – Delegated Officer Report

Application Number: AWDM/1340/22 Recommendation – APPROVE

Site: 39 Chiltern Close Shoreham-by-sea West Sussex BN43 6LE

Proposal: Front and side single storey extension

Neighbours checked: Y

Additional neighbour notifications: **N**

Proposal, Site and Surroundings

The application relates to an end of terraced property located on the northern side of Chiltern Close. The property is set back from the highway with a grassed verge and pathway leading up to the front boundary of the property which is an open grassed area. There is an enclosed porch to the front of the property with a duel pitched roof. The side boundary which is located to the east of the property measures 1m wide next to this is an access way between the subject property and no. 40 which measures 1m wide.

The property at no. 38 is a mid-terrace with a large full width dormer in the rear roof slope. The property at no. 40 is an end of terrace with the side boundary sited 0.9m from the western elevation of the property.

The area is residential with mainly terraced properties.

Proposal

The proposal is for a single storey side extension and removal and replacement of the porch to the front. The measurements of the porch are 2.1m wide, 1.5m in depth and 3.5m high with a pitched roof.

Relevant Planning History:

None.

Consultations:

None.

Representations:

There were 4 properties notified of the planning proposal. At the time of writing this report there were no letters received objecting to the proposal.

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Relevant Planning Policies

Adur Local Plan 2017 – Policy 15

'Supplementary Planning Guidance Development Management Standard

No.2 'Extensions and Alterations to Dwellings''.

National Planning Policy Framework (February 2019)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the effect on the character and appearance of the dwelling and its surroundings.

Visual Amenity

The proposed porch and side extension would be visible from Chiltern Close. The design of the extensions would complement the main dwelling, with the sloped roof ridge design on the extensions helping to achieve a complimentary visual relationship.

It is considered by way of its size, design and location that the proposed extension will not impact on the subject property, the character of the neighbouring properties or the street scene. There would be no adverse impact on the visual amenities of the area as the result of the proposal.

Residential Amenity

The most affected property is No.40 to the east. However, there is an access way between both properties which measures 1m wide. There are no windows in the proposed side elevation of the house and the design of the roof of the extensions complement the existing property. The porch will be slightly larger than the existing with a sloped roof, however it's siting and design compliment the front of the property and would not affect the amenities of the adjoining occupiers either side.

The proposed porch and side extension will not give rise to any notable degree overshadowing of No.40 due to the suns orientation. There are 1.8m high boundary fences and an access way between no. 40 and the subject property therefore the side extension would not give rise to unacceptable overlooking. The proposed porch is of similar design to other porches in the surrounding area. It is considered that the proposal would not be detrimental to or affect the privacy of this adjoining occupiers.

It is therefore considered that by way of its design and siting the proposal would not have a detrimental impact to the residential amenities of the adjoining occupiers or be out of character within the surrounding area.

Highways and Parking

The parking arrangements to the front of the property remain the same and are not a consideration of this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Matching materials
4. No added windows in the east side elevation

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: J. Price Date: 1/12/22

Authorised by: Peter Barnett Date: 1 December 2022