Development Management– Delegated Officer Report

Application Number: AWDM/1481/23 **Recommendation – APPROVE**

Site: **27 Clarendon Road Shoreham-by-sea West Sussex BN43 6YF**

Proposal: **Enlargement by 0.5 metres of approved proposal for single storey rear extension AWDM/1481/23 to allow design of foundations to clear build over shared drains.**

Date of site visit: 20/12/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the north of Clarendon Road a road that is characterised by semi-detached pairs of properties. The site has undergone extensive alterations with a front, rear and side dormer being the most prominent alterations.

The rear of the property hosts a conservatory and rear porch. These run the full width of the rear elevation and are not visible from within the street scene. The host has outbuildings within the rear amenity space.

Proposal

The proposal relates to the demolition of a small porch to the rear and a conservatory. The porch and conservatory are to be replaced by a single storey rear extension. The extension is proposed to be full width and as permitted under AWDM/1481/23 had a depth of 3.5m. The current application seeks to extend the depth of the extension by an additional 0.5 metres.

Within the extension there are proposed to be two roof lights. There will also be a pair of sliding doors to the rear. The only other window or opening is located on the eastern elevation which will be small in nature.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''

National Planning Policy Framework (HCLG 2023)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

Due to the location of the proposed development to the rear of the dwelling it will not be visible from the public realm. Therefore it is considered not to have any visual impact on the character of the area. Due to the scale of the proposal as enlarged it is considered to be a subservient form of development that is appropriate to the residential setting.

Residential amenity

No detrimental impact to the neighbouring dwellings due to the minor scale of the proposal.

The neighbouring property to the west No.25 would potentially be most affected by the proposed development with the introduction of an extension to the rear adjoining their boundary. However, this property has itself been enlarged by a rear conservatory which is only slightly smaller than the proposed extension. With the extra enlargement the depth of the extension is approximately 4 metres. This is greater than 3.5 metres as advised in Development Management Standard No. 2 however there is an extension adjacent with rear aspect and therefore the depth is acceptable in this case and will not result in any loss of light or overbearing impact to warrant a refusal in this case.

To the east, No. 29 has its own rear extension and is separated from the site. Whilst there is the addition of a window on the eastern elevation it is not considered to result in any unacceptable overlooking.

As such it is not considered that the proposed extension would result in a demonstrable impact on either neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 1st March 2024

Authorised by: Peter Barnett Date: 4 March 2024