# Development Management - Delegated Officer Report

**Application Number: AWDM/1908/19 Recommendation – Approve**

**Site: 73 Upper Kingston Lane, Shoreham-By-Sea**

**Proposal: Single storey side extension (existing conservatory removed) and roof light to North East roofslope**

**Date of site visit: 9 January 2020**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application relates to a semi detached hip roofed bungalow with rooms in the roof, including a dormer on the north east side roofslope. There is a conservatory on part of the north east side which it is proposed to remove and replace with a full length single storey extension with false pitched roof. It will measure 3m wide and 3.8m high.

The plans indicate that the extension will be finished in non-matching render on the front (SE) corner with timber boarding along much of the side and rear.

## Relevant Planning History

SU/122/83 - Single-Storey One Bedroom Dwelling in Rear Garden (As Annexe To Main Dwelling) – approved

## Consultations

**South Downs National Park:** No comment

## Representations

None received

## 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 (February 2019)

## 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**

The site is at the north end of Upper Kingston Lane and abuts the South Downs. There is a single storey annex building in the rear garden. The property is angled towards the junction of Upper Kingston Lane with Hawkins Crescent and Hill Farm Way and its north east side is not visible from that junction, although the front of the extension will be. The main length of the extension will be visible from the end of the cul de sac and the bridleway running up to the Downs.

The extension will have non matching materials but the applicant has confirmed his intention to render part of the existing front elevation as well and, on this basis, the appearance of the extension is considered to be acceptable.

The extension will be set back from the front wall of the house and is considered to be an appropriate scale and appearance.

**Residential amenity**

The extension will not have an adverse impact on neighbouring properties.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified

**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: Peter Barnett Date: 10 February 2020

Authorised by: Gary Peck Date: 10 February 2020