Application Number: AWDM/1631/19 Recommendation – Approve

Site: 139 Greenacres, Shoreham-by-Sea, BN43 5XL

Proposal: Amendment to approved application AWDM/0758/19 to increase the height of the rear extension by 60mm

Date of site visit: 20.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is situated within Greenacres, which appears to be a crescent with additional offshoots off of the crescent. The application site is located on the east side of the Greenacres multipart and approx. 15m from the New Shoreham Burial Ground to the east.

The property is a two storey middle of terrace with a green open space area to the front of the terrace and a further terrace opposite the green space. The terraces thereby lie at approx. 90 degrees from the road through the estate

Proposal:

The application seeks permission to construct a single storey flat roof, rear extension across the full width of the property. The dimensions of the proposal are notated on the submitted plans and they read:-

5.815m wide x 3.1m deep x 2.85m high (excluding the height of the flat rooflight).

(NB: The plans also indicate a large, wide dormer. However, this is not being applied for within this application, and the submitted forms state that the dormer is permitted development. Therefore the dormer will not be considered within the determination of this application.

Relevant Planning History:

AWDM/1676/18 Certificate of lawfulness for a proposed use – Rear extension/rear dormer. **Issued 08.01.2019**

AWDM/0758/19 Proposed single storey rear extension**. Approved 02.07.2019**

Consultations: None

Representations: None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Planning Assessment

Principle

Development is acceptable in principle subject to the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenities:

The extension has been previously approved under ref. AWDM/0758/19. However, it has been noted through construction that the height is slightly higher than the earlier approval, the dimensions of that approval, as stated on the plan were:-

5.815m wide x 3.1m deep x 2.79m high (excluding the height of the flat rooflight)
Drawing no. SK1 M

The dimensions of the current application, which includes the new height is:-

5.815m wide x 3.1m deep x 2.85m high (excluding the height of the flat rooflight)
Drawing no. SK1 N

The difference in height will thereby be 0.06m higher

It is considered that this 60mm difference is negligible and in no manner will it detrimentally affect the visual amenities of the street scene or the neighbouring residential properties.

Residential Amenities:

The additional 60mm onto the height of the previously approved extension equates to approx. ½ the height of a brick. The increase in height will not materially affect the residential amenities of the neighbouring properties.

Recommendation

APPROVE subject to the following conditions:

1. Approved plan
2. Materials to match existing
3. No windows on east or west elevations

Informative

1. Approved without amendment

Case Officer: Eve Hearsey Date: 14.11.2019

Authorised by: Peter Barnett Date: 14 November 2019