Development Management – Delegated Officer Report

Application Number: AWDM/0665/24 Recommendation: Approve

Site: 334 Upper Shoreham Road, Shoreham-by-Sea

Proposal: Single storey rear extension

Date of Site Visit: 24 June 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a detached house on the north side of Upper Shoreham Road. It is proposed to construct a flat roofed single storey extension across the rear of the property measuring 3.5m deep. The extension will incorporate an extension of the garage on the west side of the house which will also involve raising the height of the existing garage by 0.9m to 3m to match the height of the rest of the proposed extension. It is to be rendered. Raised rooflights are proposed on the flat roof.

Planning History:

None relevant

Consultations:

None

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is predominantly at the rear of the house and will not be visible from the street. The raising of the garage roof will be largely hidden behind the front pitch, which is to remain.

The property has a large rear garden and the extension, at 3.5m, will not appear cramped or overdeveloped.

Residential amenity

The house to the west is separated from the extension by approximately 4m. There is some vegetation on the boundary within the neighbours' property (No. 336). The extension is to be built up to the boundary and there will be some minor impact on light to several side windows which serve a sitting room, snug and study. These are secondary windows in the main, although the windows serving the snug are its only source of light. However, at a distance of 4m, it is not considered that light or outlook will be harmed to an extent which warrants refusal. Furthermore, No.336 has permission for a two storey side extension which remains extant.

To the east, the extension is considered to be sufficiently distant from 332 Upper Shoreham Road and 1 The Drive to not cause a loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No side windows

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: 24 June 2024

Authorised by: Gary Peck Date: 24 June 2024