Expiry:27/8

Development Management - Delegated Officer Report

Application Number: AWDM/0737/24 Recommendation – Grant

Site: 1A New Barn Road, Shoreham

Proposal: Proposed single storey rear extension attaching to existing garage.

Date of site visit: 2/10

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a chalet bungalow on the west side of New Barn Road close to the junction with Upper Shoreham Road. The property has been extended at roof level on both sides and also has a rear conservatory. It shares a drive on its north side and has a deep garage behind the house adjoining No.1's garage. On its southern boundary are the rear gardens and garages of house on Upper Shoreham Road.

The site is not in a conservation and is not a listed building. There are no TPO's on the site.

Permission is sought to replace the 2.5 metre deep conservatory with a 7 metre deep extension. The first 4 metres are square to the flank wall with a flat roof 3 metres in height with a rooflight. The final 3 metres has an angled southern side wall to follow the existing rear garden path and a mono pitched roof with canopied end to a maximum height of 3.4 metres. Materials proposed are rendered and white painted walls, aluminium windows/sliding doors with white frame, grey roof border in aluminium and matching roof tiles.

Land slopes up from the Upper Shoreham Road and also westwards with steps up onto the lawn from the current patio area.

Internal works to move the staircase and to convert two first floor bedrooms and a WC into a master bedroom with ensuite and dressing room do not need planning permission. Inserting 4 high level windows in the south side wall in lieu of 3 existing windows also does not need planning permission.

Relevant Planning History

None.

Consultations

None.

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Representations

7 neighbours, 1 objection received from 212 Upper Shoreham Road:

This property already over looks our gardens and affects our privacy and this development with further worsen this plus it will affect light and this property is already over developed for the size of plot it sits on.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 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 proposal involves 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.

Residential amenity

On the north side the extension will abut the shared driveway and garage on the site. It will not be harmful to occupiers of No. 1.

On the south side the site abuts at right angles the rear garden boundary with houses in Upper Shoreham Road. Nos. 212 and 214 have mono pitched roof garages at the back of their gardens abutting the site. These are clearly visible from the site.

These gardens are more than 8 metres deep and the extension itself is proposed 1.5 metres off this common boundary. As such it is not considered any significant loss of light or outlook will occur and nor will it lead to overlooking.

A similar length garden is to be retained on the site though it does narrow the deeper it extends. Nonetheless, it is not considered that an overdevelopment will occur.

Visual amenity

The extension is to the rear and so will not be visible from the street.

Because of the change in levels it will be visible from the gardens and houses in Upper Shoreham Road but not harmful to any neighbours visual amenity. Overlooking from this ground floor extension is not considered to be extensive or harmful.

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Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

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:	MOK	Date: 4/10
Authorised by:	Peter Barnett	Date: 8 October 2024