Expiry Date – 4/10, EOT 13/10

Development Control – Delegated Officer Report

Application Number: AWDM/1493/21 Recommendation – Grant

Site: 11 Mulberry Close, Shoreham

Proposal: **Proposed single storey side annexe extension.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24/6/21

Site and Surroundings

This application relates to an extended 1960's chalet bungalow on the north side of the Close as it turns the bend into the hammerhead. It has been extended to the west side with a two storey extension. It has a large side and rear garden.

The site is not in a conservation area and the house is not listed.

Proposal

Planning permission is sought to add a largely flat roofed side extension to accommodate an annexe and double garage. This application follows an earlier permission this year for a similar, but smaller proposal. This latest iteration would run fully parallel with the angled west side boundary. The annex will accommodate the current homeowners. Their daughter and family will move into the existing house. The existing garage will be converted into a room.

The extension measures 5.28 metres wide at the front and 11.25 metres at the rear. It is 11.5 metres deep and 2.95 metres high with a mock pitch roof at the front. It is set off the side western boundary by 1100mm. It is set off the rear boundary by a minimum 1.4 metres.

The annexe will have its own front door but will be linked internally to the main house. It will include a kitchen/diner/living room with en-suite bedroom as well as a separate shared WC and garage.

Relevant Planning History

AWDM/0831/21 - Proposed single storey side annexe extension. Granted

SU/106/02 - Two-Storey Extension On West Side (Including Garage). Granted

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including Development Management Standard No. 1 Space Around New Dwellings and Development Management Standard No. 2 Extensions and Alterations to Dwellings.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development has already been agreed with the approval in June of this year for an annexe. For consideration again is the impact of this enlarged annexe on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

This house is already different from others in the street as it has already been extended to the side. It benefits from a large side garden. The proposed extension will be narrower at the front than the rear and will recede into the plot. It will not be obtrusive in the streetscene and will not project in front of No. 10, to the south, which has a garage addition nearest. It will not be harmful to local character.

Neighbour amenity

No. 10 has high hedging, trees and shrubbery inside its garden on the shared boundary and as such this addition will not be visible to them from their garden. The rear boundary with Hawkins Road properties is defined by hedging approximately 2 metres in height and fencing. Hawkins Road gardens are approximately 25 metres in length. Two high level windows are shown in the rear wall 1.7 metres off floor level. No overlooking will occur.

The addition will not be harmful to neighbour amenity.

This enlarged annexe is desired to make use of wasted garden space between the previously agreed annexe and the western boundary. The previous annexe angled away from this boundary towards its rear. In this case a boundary clearance of 1100mm is maintained along this length. A shared rear garden in excess of 180 sqm is retained.

A new garage for 2 cars is being created and there is additional off street parking for 3 to 4 cars.

This enlarged annexe will have no greater impact.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Matching Materials
4. The extension hereby permitted shall be occupied for purposes ancillary to the residential use of the dwelling known as 11 Mulberry Close only and shall not be self contained for primary occupation purposes.

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 11.10.2021

Authorised and signed by: Peter Barnett Date: 11 October 2021