Development Management - Delegated Officer Report

Application Number: AWDM/0702/21 Recommendation – APPROVE

Site: 28 Buci Crescent, Shoreham-by-Sea, BN43 6LB

Proposal: Single storey rear extension.

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two-storey, semi-detached dwelling with an existing rear single storey rear extension, and a detached garage/outbuilding on the side boundary with no. 26. A drive between the neighbour 26 and the application site leads to the garages to both the properties no. 26 & 28.

Many of the neighbouring properties have extended to the rear with single storey; two storey; and a combination of single and two storey extensions. For example, no. 26 has a two storey plus single storey rear extension; no. 38 has a two storey extension; no. 32 has a one and a half storey rear extension plus a single storey extension; and no.'s 30, 34, 36 have single storey extensions.

The street is characterised by a mixture of bungalows and two storey dwellings, in semi-detached and terraced formats.

Proposal:

The application seeks permission to replace their existing rear extension with an extension 3.935m on the outside side elevation (east) and 1.75m on the inside side elevation (west). The extension will then, using the 45^{o} rule, cut over to the rear elevation (south). The whole width of the rear extension will be some 6.4m, but with the outside rear elevation being some 3.8m wide.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 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 surrounding area.

Visual & Residential Amenity

The rear extension will be single storey and will replace an existing single storey extension. It will be marginally wider by approx. 500mm and deeper by approx. 1.1m, however, by cutting the inside corner off of the extension, at its widest point it will be some 1.4m further from the boundary with no. 30.

The extension as proposed will thereby have no material impact onto no. 30 and even the window in the angled section will not look directly into that property.

The height of the extension will be 2.865m which will be higher than the existing extension by some 500mm, but again this will not materially impact onto no.30 given its physical relationship to that property together with its position to the west.

The other neighbouring property at no. 26 is to the east and has a two storey rear extension which is approx. 3.5m distant, and thereby it is not considered to materially impact onto the neighbouring property no. 26.

Also, given its position to the rear of the dwelling, it will not be readily viewed from the street. It is thereby considered that the character of the area will not be materially affected by the proposal.

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 26 May 2021

Authorised by: Peter Barnett Date: 26 May 2021