Development Management - Delegated Officer Report

Application Number: AWDM/1198/21 Recommendation – APPROVE

Site: 11 Falcon Close, Shoreham-by-Sea, BN43 5HN

Proposal: Single storey rear extension

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the east side of Falcon Close, in Shoreham, and is a two storey semi-detached dwelling, with an attached, flat roof, single storey extension up to the side boundary, the rear section protrudes some 8.2m behind the rear elevation of the dwelling. There is also a rear conservatory on the other side of the dwelling from the long rear extension, and is approx. 3.7m deep x 2.9m high

The Close comprises a mix of detached and semi-detached dwellings and a mix of single and two storey dwellings. Many of which have extensions and or roof extensions.

Proposal:

The proposal seeks permission for a single storey, flat roof extension from the boundary to no. 13 up to the existing rear side extension. The extension is shown to measure some 3.72m deep next to the boundary, and measures to be approx. 1.5m deep on the section that adjoins the existing rear extension. The width will be approx. 5.9m wide and the height approx. 2.8m high, excluding the roof lantern.

Consultations: None

Representations: None received

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 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 main part of the proposal will be a replacement to the existing conservatory and will be approx. the same depth and height as the existing conservatory, but there will be less visible glazing to the neighbours, and as it is onto the boundary with the neighbours, it is considered reasonable to apply a condition to any permission, restricting windows within the side elevation without the prior permission of the LPA.

The design of the proposed extension would be an acceptable addition to the existing dwelling.

It is not considered that the extension will result in any material harm to either of its side neighbouring properties or the rear neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.08.20214

Authorised by: Peter Barnett Date: 23 August 2021