Development Management - Delegated Officer Report

Application Number: AWDM/0626/21 Recommendation – APPROVE

Site: 41 Greenways Crescent, Shoreham-by-Sea, BN43 6HR

Proposal: Single storey extension and raised patio.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey, hipped roof, semi-detached dwelling located on rising ground, on the west side of Greenways Crescent in Shoreham. It has an existing detached, garage type structure positioned close to the side boundary with no. 39 The property has a long rear garden with landscaping and a shed. The property to the rear has a detached outbuilding positioned close to the rear mutual boundary with the application site.

Many properties within the area have rear extensions and or dormers. No. 43 has gained planning permission for part single and part two storey side and rear extensions (ADC/0007/07 refers).

The street scene is characterised by semi-detached dwellings, many of which have been extended at the rear and the roof by way of dormers and or hip to gables.

Proposal:

The application seeks permission to provide a full width rear extension measuring some 6m wide x 3.5m deep x 3.6m high.

There is also a raised patio area measuring some 6m wide x 3.5m deep (including steps) x 700mm high

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 neighbouring property has a two storey and single storey extension at the point where it abuts the application site. The single storey section measuring some 3.5m deep and the two storey section measuring some 2m deep.

The proposed single storey extension will be approx. 3.5 m deep and thereby will not protrude further out than the neighbouring extension. Although the proposal will be a flat roof and the extension at no. 43 is a mono pitch roof, the piece of roof that does protrude above the roof will not be great.

Bifolding doors will be provided on the rear elevation almost the full width of the extension. A window, approx. 2m high will be provided on the side (south) elevation, and a new window will be provided within the existing dwelling to serve the new cloakroom.

As the rear garden land is lower than the floor level of the dwelling, steps will be provided from a raised patio area outside of the extension. The height of the raised patio will be some 750mm.

The proposed rear extension will not be readily seen from the street scene as it is to the rear; and because of the long garden, approx. 30m from the proposed extension, it will not be readily viewed by the properties to the rear; because it will not be protruding further out than the extension at no. 43, it will not be readily viewed from this property either.

There will be some overlooking from the raised patio, as it is 750mm high a person over 1.3m in height on the patio will be able to see over the fence. A privacy screen is to be secured by condition to protect privacy.

This leaves the remaining neighbour, which lies to the south, no. 39. The side elevation of that property is approx. 6m from the side elevation of the extension as proposed, which is considered a reasonable separation distance. The long 2m high window in the side elevation of the proposal will view onto the side wall of the garage, and thereby will not result in any overlooking issues.

Overlooking from the use of the patio to the neighbouring property no. 39 will be greatly diminished because of the presence of both the neighbour's garage and the application sites garage. Therefore it is considered an acceptable structure

Recommendation:

Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Privacy screen to north side of raised terrace

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 18.05.2021

Authorised by: Peter Barnett Date: 19 May 2021