Development Management - Delegated Officer Report

Application Number: AWDM/1866/21 Recommendation – APPROVE

Site: 39 Kingston Close, Shoreham-by-Sea, BN43 6LP

Proposal: Single storey side and rear extensions (amendment to AWDM/1098/21)

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 south side of Kingston Close, in Shoreham, and is a semi-detached bungalow on a chevron shaped plot, the plot 'kicks' into the adjoining neighbouring garden at no. 38. The property has a rear outrigger with a recess to the boundary with no. 38

No. 38 has a recess to the boundary with the application site. However, they have recently submitted an application to build within the recess and adjoin the proposed extension at no. 39 within the party wall (AWDM/1186/21 refers). The relevant Certificate has been submitted and the notice served on the neighbouring property.

Kingston Close comprises predominantly semi-detached bungalows.

Proposal:

The proposal seeks permission for single storey extensions, one to the rear and the other to the side.

The section to the rear, close to the boundary with no. 38, measures to be approx. 4m deep x 3m wide x 3m high. It will adjoin the west elevation of the existing rear extension, and the neighbouring property's extension at no. 38.

The second extension will adjoin the north elevation of the existing extension, and then run along the side (east) elevation of the bungalow to approx. 2.4m from the front elevation. This side extension will measure approx. 1.5m wide x 6m long.

There will also be fenestration changes to the existing extension, i.e. full glazed French doors and full length glazed side wings to the French doors; and replacement of the existing double doors and window on east elevation to a window, together with a roof lantern over the existing extension.

Consultations:

Env. Health Pollution: The property is located on the likely boundary of a former gravel pit that appears on mapping over the period 1904 – 1939.
If the development is approved, I recommend precautions for potential land contamination.

Representations: None received

Relevant History:

AWDM/1186/21 Enlargement of existing single storey rear extension (no. 38 Kingston Close) **Current**

AWDM/1098/21 Single storey side and rear extensions. **Approved 04.08.2021**

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 proposed rear extension will be an infill to a recess next to the boundary with the adjoining neighbouring property no. 38. It should be noted that no. 38 has submitted an application to infill their recess and to adjoin it with the proposed extension at no. 39 if approved. Both of the recess infill applications at no.'s 38 and 39 will be of the same depth.

The design of the proposal will not be very similar to that of the neighbouring extension, and it will marry well with the existing extension on the rear of the application site.

The new side extension will adjoin the existing rear extension, and this existing extension, and the proposed slim extension on the side of the dwelling to no.40, will also adjoin the existing extension. The existing extension will have its fenestration amended in order to tie in with the purpose of the new and linked extensions. The

slim extension on the side will terminate approx. 2.3m from the front elevation. A new front entrance door will be provided in the new section of front elevation.

The new side extension will be approx. 3.4m from its front corner to the reciprocal front corner of no. 40, and because of the angle between the properties, the distance between the rear corner of no. 39 to the rear corner of no. 40 will be some 14.8m, thereby there will no unacceptable loss of residential amenity to no. 40

Recommendation

APPROVE

Subject to Conditions:-

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

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.11.2021

Authorised by: Peter Barnett Date: 5 November 2021